



U.S. DEPARTMENT OF STATE, OVERSEAS BUILDINGS OPERATIONS
"Providing Platforms for Diplomacy"

BUGLE
2007 SPRING

DIRECTOR'S MESSAGE

Director's Message

TABLE OF CONTENTS

Director's Corner ...2

New Facilities7

What's New 16

PD 16

RE 17

PE 20

OM 23

MSD 28

IM 29

RM 29

Industry Corner30

Special Projects.....36

Press Coverage38

2007 Initiatives45

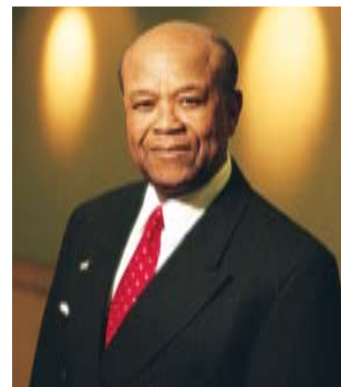
Employees Corner .47

www.state.gov/OBO

Designed by Andrea Walk
and Michael Sprague,
External Affairs

The Bugle is published by the U.S. Department of State, Overseas Buildings Operations, External Affairs Office. Unless indicated otherwise, photos are from State department files. For additional information call 703-516-1544 or email obobugle@state.gov.

With another banner year behind us and another aggressive year in progress, let's reflect where we have been and where we are going. Calendar year 2006 produced \$3.5 billion in design/build activity and the delivery of 14 New Embassy Compounds. This was all made possible because of the dedicated and professional members of the OBO team, together with our industry partners. Each and every one of you played a key role in this momentous achievement. You stepped up to the plate and flat out produced. I am proud of your superlative efforts and commend you for your steadfast devotion.



But the pace is not diminishing for CY 2007 or the years ahead. To keep pace with world events and provide the very best in facility support for our overseas diplomatic missions, we must re-double our efforts and surge into overdrive. The target for this year is 13 New Embassy Compounds. Among those NECs to be activated this year will be the colossal Baghdad Embassy, the largest US mission ever built. Then in CY 2008 and beyond, we anticipate the opening of our new Embassy Compound in Beijing and another 11 NECs at a cost of \$692 million to be constructed.

This year we are also giving increased attention to the on-going operations and maintenance of our existing facilities overseas. Life-cycle costs of maintaining our missions can be double or triple the initial cost of construction. Additionally, energy costs are soaring and we will continue to explore the most cost effective and efficient systems, while being pacesetters in meeting and exceeding environmental standards. Our most recent accomplishment in producing the first ever U.S. Embassy LEEDS certified compound in Sofia, Bulgaria, sets the stage for the U.S.' Eco-Diplomacy which will continue to gather momentum.

In closing, let me again thank you for your tremendous work in OBO. Our citizens, employees and families deserve only the very best—and that is what you are providing. Please take a few minutes to read this publication—it is about how we are serving the Department of State family, US citizens and diplomatic missions throughout the world.

A handwritten signature in black ink, appearing to read 'Charles E. Williams'.

Charles E. Williams
Director/Chief Operating Officer



DIRECTOR'S CORNER

OBO Director Travels to NEC Dedications

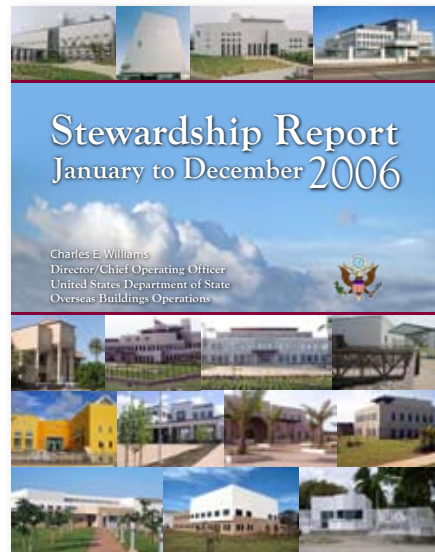
During the week of November 12, Director Williams traveled to Astana, Kazakhstan, and to Freetown, Sierra Leone, for final inspections and ribbon-cutting ceremonies at two recently completed New Embassy Compounds. Each event was well attended by senior host country officials and a large audience of embassy staff and local nationals, with significant media attention towards the impact of a large, visible investment in the relationship with our hosts by the U.S. During the same time frame, the OBO Director was represented by other senior OBO staff at similar dedication ceremonies occurring in Bamako, Mali, and in Merida, Mexico.

OBO Director Travels to WHA

Director Williams traveled to new building dedications in Belize, Trinidad, Barbados, and Jamaica, December 10-15. The ribbon-cutting ceremonies and on-site inspections by Director Williams mark the official commissioning of these buildings into the OBO inventory, as well as the hand-off from Construction & Commissioning (OBO/PE/CC) Project Director to post's management and operations/maintenance staff, with support from OBO/OM/FAC. These dedications bring OBO's capital projects completion total to 42 since 2001. This trip also included the dedication of Build-to-Lease housing in Belmopan, which was completed alongside the NEC in under two years; fit-out of leased office annex space in Port-of-Spain; groundbreaking for a USAID Annex in Kingston; and inspection of executive residences and staff housing in various locations. The official ceremonies in Belmopan, Port-of-Spain, and Kingston were well attended by host government officials at the highest levels, allowing for maximum public diplomacy impact.

OBO Publishes its Stewardship Report for 2006

On January 29, OBO began distributing its 2006 Stewardship Report. The Report highlights significant achievements in the past year, including new records for construction and operations. The Report further lays the foundation for future growth, describing key changes in organizational structure and leadership, which includes



moving to a "lean management" focus throughout the organization. Fueled by strong demand for New Embassy Compound construction, OBO managed over \$3.5 billion dollars in design and construction and delivered 14 New Embassy Com-

pounds in 2006. Since 2001, OBO's extraordinary stewardship has resulted in 11,483 USG personnel being placed into more secure and safer facilities.

OBO's Industry Event Webcast Continues to Draw the Best of Industry

Almost four months after OBO's Industry Day 2006, OBO's on-demand Webcast continues to spark attention from design and construction executives. The Webcast features presentations by Congressman Frank Wolf, U./S. Fore, General Williams, the Bureau of Diplomatic Security's Greg Starr, and representatives from the Bureau of Administration's Office of Logistics Management (A/LM). The Webcast provides busy professionals with viewing capability at their own site without leaving the comfort of their offices. Its marketing to prospective bidders has produced promising results and continues to

DIRECTOR'S CORNER

demonstrate the industry's firm interest in OBO's construction program. This week, McGraw-Hill provided OBO with a list of almost 200 firms that are interested in doing business with the Department. OBO intends to share the information with DS and A/LM.

Hill Briefing

On February 9, the Director briefed majority and minority staff members of the Senate Appropriations State and Foreign Operations Subcommittee. The briefing addressed OBO's operations, key results since 2001, recent accomplishments, future goals and strategies, and the FY 2008 budget request. OBO's 2006 Stewardship Report and the new edition of the Long-Range Overseas Buildings Plan were distributed. The status of projects in Baghdad, Beirut, Berlin, Karachi, Khartoum, and Tripoli were discussed. The briefing was extremely well received. The staffers expressed their satisfaction with OBO's management reforms and commended OBO for its disciplined New Embassy Compound Program.

African American Heritage Week at Fort Leonard Wood, Missouri

Director Williams accepted an invitation to be the Keynote Speaker for African American Heritage Week on February 23, 2007, at Fort Leonard Wood, Missouri. The event constitutes a Diversity Program traditionally celebrated around the world at U.S. Army Installations. Fort Leonard Wood serves as the Center of Excellence for Army engineering, Military Police, and Chemical training. A mix of military and civilian personnel will be in attendance. The theme is "From Slavery to Freedom" and will recount the story of African Americans. The Director looks forward to this excellent opportunity for public outreach.

PARADE Magazine Interviews OBO's Director

PARADE magazine is distributed by more than 380 Sunday newspapers, including the The Atlanta Journal & Constitution, The Baltimore Sun, Boston Globe, Chicago Tribune, The Dallas Morning News, Houston Chronicle, Los Angeles Times, The Miami Herald, New York Post, The Philadelphia Inquirer, San Francisco Chronicle, The Seattle Times/Post Intelligencer and The Washington Post. Director Williams was interviewed for a feature in their magazine, as he explains the Embassy Construction process and our "providing platforms for diplomacy." The article will likely run in April.

OBO Director Grants Interview to Washington Technology Magazine

OBO continues to draw media attention under OBO's ongoing, ambitious industry outreach. This week, Washington Technology Magazine interviewed OBO's Director for its March edition of the "Doing Business With" column. This industry publication is designed to inform and educate its readers on Government initiatives and trends. It explores challenges of managers in various Federal sectors, including financial, acquisition, human resources, technology, and programming. Published bi-monthly since 1986, each issue features recent contracting wins, projects, analyses, and industry news.

OBO Director Interviewed by ABC News for LEED Certification on New Embassy Compound in Sofia

In an article entitled U.S. Embassy Goes Green: Eco-Diplomacy Latest Tool in Global Outreach, ABC News Internet Ventures interviewed Director Williams about the Leadership in Energy and Environmental Design (LEED) Certification for Embassy Sofia, Bulgaria. Historically, this is the first U.S. diplomatic compound to be designated an environmentally-sound facility by the U.S.



DIRECTOR'S CORNER

Green Building Council (USGBC). As the article recognized, this “green” designation is a statement of U.S. diplomacy and goodwill. With innovation and continual improvements, by the end of 2009, OBO hopes to have 15 additional embassies certified as LEED Silver, an even stricter environmental certification.

General Williams Hosts American Legion Reception

On March 5, OBO Director Williams co-hosted a reception for the American Legion's Department of State Post 68. With an audience of over 200 in the Diplomatic Reception Room, General Williams thanked the Legion for its support of the Department's diplomatic mission and recognized several Legion members for their service. Following his address, the Director received a plaque from the Legion recognizing OBO's achievements in providing more secure and safer facilities overseas.



The American Legion's Presentation of Colors



General Williams greets the veterans



The American Legion presents a plaque of appreciation to General Williams



The veterans speak with General Williams



General Williams recognizes several American Legion members with an award

DIRECTOR'S CORNER

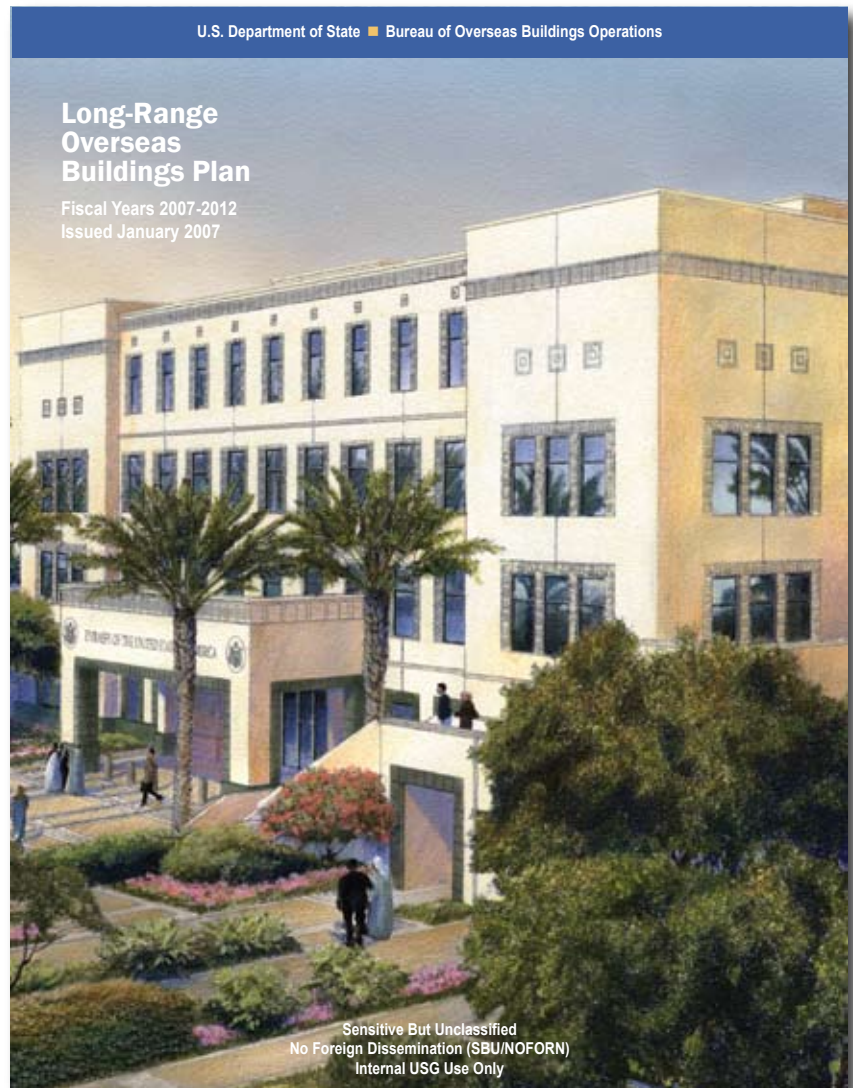
Sixth Edition LROBP Now Published

The Long-Range Overseas Buildings Plan (LROBP FY 2007-2012) was recently published and distributed to several key audiences and stakeholders.

This year's LROBP introduced a project re-organization by country and then by post. The plan's first program section includes detailed descriptions of new construction, major rehabilitation, compound security, and lease fit-out projects. For each country represented, project summary charts were also added, which provides an overview of all of the major projects planned within this six-year time frame. Projects in section two include listings for operations and maintenance, post communications, and representational refurbishments planned for the upcoming six years.

One of the highlights of this edition of the LROBP was a newly added introductory section that showcases the significant work accomplished through the leadership of Director Williams since 2001. During this "New Ways to Think, New Ways to Build" era, OBO delivered several new embassy compounds each year in roughly half the time it once took — despite the fact that these new facilities are often significantly larger and more complex. From 2001 to 2006, 42 projects were completed, which moved 11,483 people to safer facilities.

The LROBP, a collaborative effort led by OBO, is a valuable tool that provides a comprehensive overview of the most pressing needs of the Department's worldwide diplomatic missions. As Director Williams noted, "Given the ambitious scope of our construction program and the even larger scope of identified needs, clearly articulating the U.S. Government's facility requirements has never been more important."



NEW FACILITIES

American Consulate Dedication Merida, Mexico, November 6, 2006



Merida is located on the Yucatan Peninsula, and is the capital and largest city of the Mexican state of Yucatán. Merida is known as "The White City" because of their white buildings and use of white limestone. The American Consulate was officially opened at a ribbon-cutting ceremony attended by

Senior OBO Staff and the U.S. Ambassador to Mexico, Antonio O. Graza Jr.

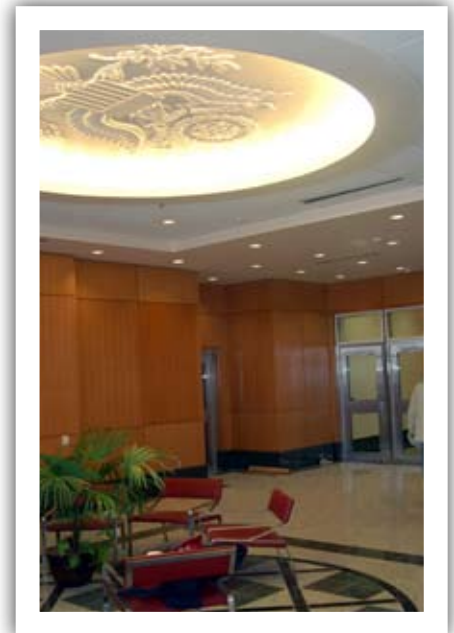
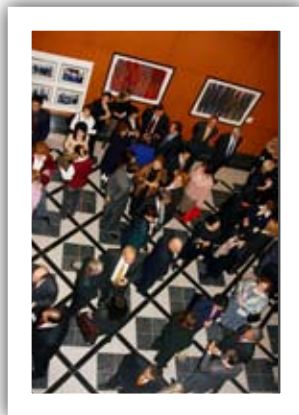
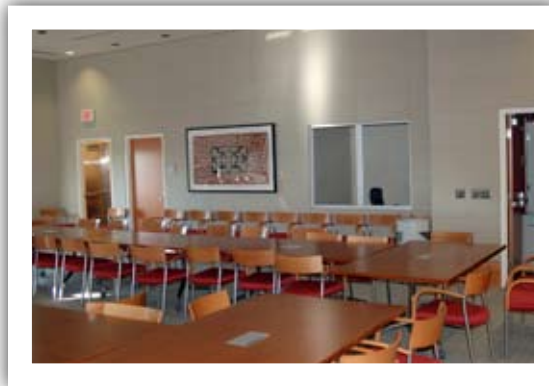


NEW FACILITIES

NEC Dedication Astana, Kazakhstan November 14, 2006



Astana is located in central Kazakhstan in a semi-desert region on the Ishim River. In the Kazakh language, Astana means "Capital city." The design-build contractor for the embassy was Fluor International. The doors were officially opened on November 14, 2006 during a ribbon-cutting ceremony attended by OBO Director, General Charles E. Williams. The post's current Ambassador is John M. Ordway.



NEW FACILITIES

NEC Dedication Freetown, Sierra Leone November 16, 2006



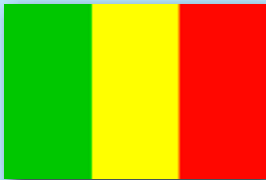
Freetown is the largest city and capital of Sierra Leone. Located on the Freetown Peninsula, the city is a port on the Atlantic Ocean. The design-build contractor for this embassy was Cadell Construction. It was officially opened on November 16, 2006 at a ribbon-cutting ceremony attended by OBO Director, Charles. E. Williams. Ambassador Thomas N. Hull was appointed to Sierra Leone in August 2004.



NEW FACILITIES



Bamako, the capital of Mali, is located on the Niger River and is a major regional trade center. It is the largest city in the country, and is its administrative center. The design-build contractor for the embassy was Caddell Construction. It was officially opened on November 17, 2006 at a ribbon-cutting ceremony attended by Senior OBO Staff. Ambassador Terence P. McCulley was appointed to the Republic of Mali in June 2005.



NEC Dedication Bamako, Mali November 17, 2006



NEW FACILITIES

NEC Dedication Belmopan, Belize December 11, 2006



Belmopan is near the Belize River Valley with a beautiful view of the Mountain Pine Ridge foothills.

The city of Belmopan was constructed after the former capital, Belize City, was nearly destroyed by Hurricane Hattie in 1961. The design-build contractor for the embassy was Fluor International. It was officially opened on December 11, 2006 at a ribbon-cutting ceremony attended by OBO Director, Charles. E. Williams. The current Ambassador is Robert J. Dieter.

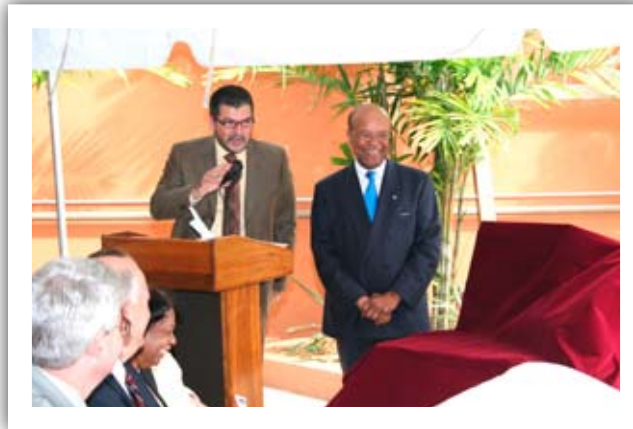


NEW FACILITIES

RIBBON CUTTINGS



Annex Dedication Port-of-Spain, Trinidad and Tobago December 13, 2006



Port-of-Spain is located on the northwest coast of the island of Trinidad, between the Gulf of Paria, the Caroni Swamp, and the hills of the Northern Range. It is one of the major shipping hubs of the Caribbean. OBO Director Charles E. Williams attended a dedication ceremony on December 13, 2006. The post's current Ambassador to Trinidad and Tobago is Dr. Roy L. Austin.



NEW FACILITIES

NEC Dedication Bridgetown, Barbados December 14, 2006



The port city of Bridgetown is located on the southwestern coast of Barbados. At the heart of Bridgetown is the Careenage and Constitution River. The design-build contractor for the embassy was Caribbean Consultants (CCL). It was officially opened on December 14, 2006 at a ribbon-cutting ceremony attended by OBO Director Charles E. Williams. The current Ambassador to Barbados and the Eastern Caribbean is Mary M. Ourisman.



NEW FACILITIES

NEC Dedication Kingston, Jamaica December 15, 2006



The City of Kingston is located on the southeastern coast of Jamaica and, in the Western Hemisphere, is the largest predominantly English-speaking city south of the United States. The design-build contractor for the embassy was Fluor International. It was officially opened on December 15, 2006 at a ribbon-cutting ceremony attended by OBO Director Charles E. Williams.



NEW FACILITIES

GROUNDBREAKINGS

USAID Annex Kingston, Jamaica December 15, 2006



Kingston is the capital and largest city of Jamaica. The design-build contractor for the USAID Annex is Desbuild Inc. Construction officially began at a groundbreaking ceremony attended by OBO Director Charles E. Williams on December 15, 2006. The current Ambassador to Jamaica is Brenda La Grange Johnson.



PLANNING & DEVELOPMENT

Planning and Development

Integrated Planning Reviews (IPR)

OBO's Project Evaluation and Analysis Division held IPRs for both the Juba and Valletta NECs. Post, tenant agencies, EUR and AF Bureaus, and other OBO divisions participated in the detailed project planning. The review included blocking and stacking, test-fits, site utilization planning, and city-zoning.

Capital Security Cost-Sharing FY 2009 Kicks-Off Data Collection Period

The Strategic Planning Division of OBO launched the FY 2009 data collection period for the Capital Security Cost-Sharing Program. This year's collection process is significant because, for the first time, OBO is collecting its data directly from the newly-configured web, PASS Post Personnel Central Database (PS). The PS system was modified to meet the data needs of both OBO and the Department. The PS system was designated by both OMB and the Department as the "Gold Standard" vehicle for tracking all personnel positions under Chief of Mission authority. In anticipation of the data launch, during the past year, OBO worked closely with the Executive Office of the Bureau of Human Resources to design and pre-populate the PS system to ensure accuracy of the data. Transition to this new, consolidated source of data will reduce the burden on posts to respond to multiple, repetitive data calls. OBO will monitor the progress of post usage of the PS system. In April of 2007, OBO intends to commence quality control on the data.

Integrated Planning Review

In late December and early January, the Project Evaluation and Analysis Division of OBO's Planning and Development Office conducted Integrated Planning Reviews for the Lusaka New Embassy Compound and the

Belgrade New Embassy Compound. The reviews were held at the Architecture and Engineering firm of Zimmer, Gunsul, and Frasca in Washington, DC. Attendees at the detailed project planning included representatives from Post; the Bureau of African Affairs (Lusaka), the Bureau of European and Eurasian Affairs (Belgrade); the Bureau of Consular Affairs; the Bureau of Diplomatic Security; and representatives of agencies from the various Posts.

Capital Security Cost-Sharing (CSCS) FY 2009 Agency Kick-off Meeting

On January 18, OBO held its first annual CSCS Agency Kick-off Meeting. Representatives from 24 out of 29 agencies, plus two OMB representatives, were present. General Williams opened the meeting by addressing the significance of the CSCS program, and responded to questions. OBO's Planning and Development Office (OBO/PD) discussed the upcoming Capital Security Construction Program. The Executive Office of the Bureau of Human Resources led a discussion on the new Post Personnel Central Database and its capabilities. OBO/PD's Strategic Planning Division discussed upcoming CSCS activities and deadlines.

Bangkok Site Visit

An OBO team from the Project Evaluation and Analysis Division is in Bangkok, Thailand to initiate planning for the construction of functional and residential requirements on the Rajdamri Compound. The team is working with Post to understand the required parameters and will utilize the information from the site visit to set forth a budget estimate.

Tax Relief Agreements Negotiated

OBO's Project Evaluation and Analysis Division, with the assistance of Post and the Bureau of Diplomatic Se-

PLANNING & DEVELOPMENT

curity's Office of Foreign Missions, successfully reached agreement with the governments of Latvia and Madagascar for tax relief on the Riga and Antananarivo New Embassy Compounds.

Improving Cost Estimating/Management Techniques

From January 30 through February 2, OBO's Cost Management Division (OBO/PD/CMD) provided refresher training to OBO cost estimators and cross-training to OBO's Design and Engineering and Program Evaluation and Analysis Divisions in the use of SUCCESS Estimator software. This state-of-the-art cost estimating application is an important tool in developing accurate information on a project's costs.

FY 2007 Capital Security Cost-Sharing (CSCS) Guidance Memorandum Approved by Agencies

OBO updated the Under Secretary for Management's FY 2007 Guidance Memorandum to include changes to the CSCS data collection process, and posted the memorandum on the Department's web site for agency review. Of the 30 participating agencies that reviewed the document, none had any objections or comments. This memorandum serves as the definitive guidance for the operation of the CSCS Program. The first such memorandum was issued in FY 2005 under the signature of then-Under Secretary for Management, Grant Green.

Integrated Planning Review (IPR) of Juba's New Embassy Compound (NEC)

OBO's Project Evaluation and Analysis Division hosted the Juba, Sudan, NEC IPR (March 5-6) in Rosslyn. Participants included one of the tenant agencies, USAID, as well as many divisions within OBO. The Bureau was not present. Due to the political unrest in Darfur, post was

also not in attendance. OBO will work with post to finalize all planning matters.

President's Management Agenda (PMA)

The Department of State has maintained "Green" for both status and progress on the PMA Federal Real Property Initiative, which it achieved two quarters ahead of its published schedule. The Department accomplished this by demonstrating its ability to dispose of surplus assets, maintain assets in the right condition, and operate at the right cost. This meant preparing a comprehensive Asset Management Plan, a three-year rolling timeline of initiatives, a variety of performance measures, and a shared DOS/USAID real property inventory. OMB has shared the Department's Asset Management Plan and other planning documents, with many government agencies as models of excellence.

Among our accomplishments for the PMA Initiative are the following:

- \$313 million generated in sales of surplus assets
- Sales prices of these properties averaged 137% of Fair Market Value
- Over 11,000 people moved into safer facilities
- Completed a comprehensive update of the Joint State/USAID Asset Management Plan.
- Published a new, revamped Long-Range Overseas Buildings Plan (LROBP) for FY 2007-2012

Real Estate

Property Exchange Letter of Intent Signed in Budapest

On October 20, Ambassador Foley and Kinga Goncz, the Hungarian Foreign Minister, signed a letter of intent to negotiate a trade of the Tancsics Mahaly utca 9 property (currently the MSGQ) for the two buildings next to and contiguous with the current chancery. The intent is for the Hungarians to deliver the buildings in a rehabilitated state along with a permanent security zone. Once

WHAT'S NEW REAL ESTATE

completed, the exchange will fulfill the agreement between the countries made on January 23, 1985, to return the MSGQ property when acceptable compensation was offered by the Government of Hungary.

Progress on USG – Government of Japan (GOJ) Property Dispute

Representatives from OBO's Real Estate Office met with GOJ officials last week in Tokyo to discuss a new business-like approach to resolve a long-standing chancery land property dispute. The USG has not paid ground rent since 1997 due to a disagreement about rights under the perpetual ground lease. The USG and the GOJ agreed to work together on a path forward that includes payment of back rent on the chancery site, and to explore the USG's purchase of the GOJ's remaining interest in the chancery land, subject to agreement on an acceptable price and future Congressional funding. Both sides agreed to a notional schedule to bring this issue to closure by August 2007.

Kyiv NEC site Contract Signed

On October 28, after years of work and negotiations by OBO's Acquisitions and Disposals Division and post, Embassy Kyiv closed with the City of Kyiv on a property that will be the site of the New Embassy Compound (NEC). OBO received fee simple ownership of the 10-acre site on Tankova Street, making the USG the first foreign mission buyer of land under Ukraine's new government and laws. This site acquisition marks a major milestone for the NEC, scheduled to begin in FY 2009.

Real Property Asset Management Milestone Filed Early

On behalf of the Department, OBO's Real Estate Office, in support of the PMA on Federal Real Property Management, was the first government agency with sig-

nificant real property holdings to complete its inventory submission to the General Services Administration for 2006 as required by OMB. OBO filed the inventory on December 6, nine days in advance of the due date.

Valletta NEC Site Closing

In a December 19 ceremony at the Maltese Ministry of Finance, the Parliamentary Secretary for the Ministry of Finance, Tonio Fenech, and Ambassador Molly Bordonaro signed the closing documents for Valletta's 10-acre NEC site. As part of the real estate agreement, the Government of Malta, as the Seller, undertook extensive site preparation and mitigation work to deliver a clean and clear site per OBO's specifications. This site acquisition is in support of OBO's Long-Range Overseas Buildings Plan for a FY 2009 NEC in Valletta.

Real Estate Successfully Settles on 16 Housing Units in Tbilisi

On December 29, 2006, the Acquisitions Division within OBO's Real Estate Directorate signed a purchase contract in the amount of \$6 million for 16 single-family homes currently under construction in Tbilisi. The properties are located in a gated community in close proximity to the Tbilisi new embassy compound and immediately adjacent to the International School. Post may decide to lease the smaller town homes also under construction in the development, in order to assure control of the entire complex and amenities. While the 16 houses are not scheduled to be completed and turned over to post until June of 2007, under the real estate laws of the Republic of Georgia, the Department took title when post signed the purchase contract.

For Sale: London Navy Annex

OBO has hired Cushman Wakefield to act as the broker in the planned sale of the Navy Annex building, in Lon-

WHAT'S NEW

REAL ESTATE

don, England. The building, occupied by the U.S. Navy for the past 60 years, was recently vacated. OBO determined that the building was excess to the needs of the Department and is placing the property on the market. OBO and Embassy London will begin marketing for the sale of the former London Navy Annex. Substantial interest has already been generated, with offers expected by mid-April.

NEC Site Option Contracts Extended: Embassies Mexico and Maputo

Two New Embassy Compound (NEC) site acquisition options have been extended. On January 19, the options contract for the 10-acre site proposed for Embassy Maputo, Mozambique (FY 2010 project) was extended for 90 days to complete due diligence on zoning requirements. On January 29, the options contract for the 8.2-acre site proposed for Embassy Mexico (FY 2009 project) was extended for 60 days to determine if we could reduce site development costs and shorten the schedule to prepare the site for NEC construction.

Site Identified for Embassy Malabo, Equatorial Guinea

A multi-disciplinary team led by OBO's Office of Real Estate and the Bureau of Diplomatic Security have agreed upon a 12.3-acre site as a viable option for the construction of a New Embassy Compound in Malabo. Recently, this site was gifted by the host government. This construction project is included in OBO's Long-Range Overseas Buildings Plan for FY 2014.

Real Estate Transactions and Activities

OBO's Real Estate Office successfully completed the following transactions and activities:

- Beijing: conducted an on-site de-commissioning survey with the Bureaus of Diplomatic Security

and Information Resource Management;

- Bujumbura: closed on the sale of a USIS building for US \$200,000 (appraised at US \$150,000);
- Dar es Salaam: closed on the sale of a Recreation Center for US \$173,500 (appraised at US\$100,000);
- Manila: closed on the purchase of four apartments
- Warsaw: closed on the purchase of three apartments

Juba's New Consulate Compound

Post and the Government of Southern Sudan have entered into a minimum cost 99-year lease agreement to formalize the 19-acre site granted to the USG for the New Consulate Compound in Juba. The agreement provides \$10 consideration for the lease.

Embassy Addis Ababa's New CMR

An OBO team traveled to Addis Ababa, Ethiopia, to assist Post with executing a Memo of Understanding for the lease of a replacement Chief of Mission Residence for the Ambassador to the African Union. A total of 12 properties, some previously visited by Post and others identified on this trip, were inspected. Ultimately, a viable property was selected and leased. The property is located four miles from the Chancery.

Sale of Property at Embassy Caracas and Consulate General Karachi

In concert with an international real estate consulting firm, OBO completed the sale of a condominium in Caracas and a villa in Karachi.

OBO's Path Forward on Embassy The Hague

On February 20, the Director met with Ambassador Arnall and the Mayors of The Hague and the City of Was-

WHAT'S NEW REAL ESTATE

senaar to discuss the status of the New Embassy Compound project in The Hague, Netherlands, currently scheduled for FY 2011. All agreed that closure on zoning and planning would be critical. The mayors agreed to work diligently with the USG to formalize necessary approvals as soon as possible. Overall, the meeting greatly facilitated OBO's path forward.

Canberra's New Staff Housing

OBO's Real Estate Office completed the purchase of two homes for Embassy Canberra, Australia. This latest acquisition is part of the 8 single-family homes selected under the FY 2006 Staff Housing Acquisition Program. The last two are scheduled to close at the end of March. The resulting average lease cost savings per home purchased is \$26,000. The financial return on these purchases will exceed 11%. Since its inception in 2004, the Staff Housing Acquisition Program has averaged financial returns well above 10% per year.

OBO Contracts for Pristina's New Embassy Compound (NEC) Site

OBO's Real Estate Office executed a Memorandum of Understanding with the City of Pristina, Kosovo, for both a preferred and secondary NEC site. Both sites were offered without charge by the City of Pristina for planned construction in FY 2012. Once a specific site is selected, OBO will determine site maintenance and development costs, and prepare a Congressional notification package.

Project Execution

OBO Participates in Construction Industry Institute Research

A representative from OBO's Design and Engineering Division traveled to Austin, Texas, to represent the De-

partment on a Research Team studying "Leveraging Technology to Improve Construction Productivity." The two-year research project is intended to determine industry Best Practices and Emerging Technology that are readily adaptable to the construction environment.

OBO and USUN Geneva - Finalists for Three Platts Global Energy Awards

Companies, individuals, and one federal agency, DOS, which consistently set a high standard of excellence within the energy industry in 2006 were honored in the Platts Global Energy Awards' ceremony held in New York City on Friday, November 30, 2006. It is indeed an honor for the Department of State/OBO's small Geneva Photovoltaic project to be recognized as a finalist in this private industry competition among large-scale energy producing giants. OBO and the U.S. Mission were represented by the Energy Program Manager, Project Architect and Engineer.

Iberdrola, a leading international electric utility company headquartered in Spain, won both of the top awards for being one of the world's leading producers of power from wind energy and for growing from a modest Spanish utility to a leading international player with more than 17 million customers and a presence in 28 countries.

Design and Engineering Continuing Education (DECE)

OBO's Design and Engineering Division (DE) hosts DECE seminars to provide staff with professional development and to meet certification requirements.

On November 16, OBO's DE hosted a DECE seminar on advances in air sealing that controls the leakage of air and moisture vapor into the building envelope. In addition, the program helped participants gain a better understanding of health hazards in buildings, and how greening methods can impact the health environment in

WHAT'S NEW PROJECT EXECUTION

buildings. This session was attended by 63 members of OBO's Architect and Engineer staff.

On December 6, OBO's DE hosted a DECE seminar on an innovative approach for office building directories that is more than merely creating signs. It is a planning attitude that is communicated to everyone involved in the design process. Goals include creating a cohesive management structure for developing and maintaining signage systems; developing a formal transparent process between the designer, client, and fabricator; and creating different systems for different building typologies. This session, presented by Director of Education and Professional Development, Society of Environmental Graphic Designers, was attended by 24 members of OBO's Architecture and Engineering staff.

On January 18, DE hosted a DECE seminar on Working With AutoCAD and Building Information Models (BIM). AutoCAD provides a foundation to generate BIMs, a coordinated 3-D parametric model to improve design and construction processes through enhanced visualization. There were 65 attendees.

On January 23, DE hosted Ecological Sustainability Sites. The class addressed how both standard and innovative solutions can damage a site's larger ecological functions and deprive it of ecological restoration. The seminar provided alternative approaches that could yield better ecological health, as well as credit for the project. There were 25 attendees.

On February 1, OBO's DE hosted a DECE seminar on Flow Management Model Simulation to demonstrate forecasting and analytical tools to assess the impact of pedestrian processes, such as what might occur in a New Office Building consular section.

OBO's DE hosted a seminar on 3-D Scanning for Design Surveys and As-Built Drawings. 3-D laser scanning technology is more affordable, more efficient, and faster than traditional surveying and other measurement techniques. This technology may mitigate project risk; satisfy

smaller unit measurement; be accessible in dangerous or hard-to-access environments; provide unobtrusive, non-contact data capture; and produce a permanent, reusable record stored digitally.

OBO's DE hosted a DECE seminar on Woodwork Standards: Veneer Solutions for professionals who work on projects involving fine veneers for high quality architectural paneling. The purpose of this program was to increase understanding of plywood, construction balance, panel cores, species selection, and complete specifications for a successful job.

Forced Entry/Ballistic Resistant Training

On January 18, the Security Management Division provided Forced Entry/Ballistic Resistant training classes for Construction Accreditation Team (CAT) personnel of the Bureau of Diplomatic Security's Physical Security Division. The purpose of the training was to enhance knowledge of forced entry/ballistic resistant products. OBO intends to take into consideration and to make uniform recommendations made by teams reviewing standards and policies.

Soft Target Activities Remain Strong During Continuing Resolution

Thus far in FY 2007, OBO has committed over \$1 million dollars to Department-assisted schools and nearly the same amount for non-Department-assisted schools. The "Soft Targets" initiative remains highly popular, with cables arriving weekly requesting a wide variety of upgrades for more secure and safer facilities. The most popular upgrades remain perimeter walls, fences, gates, bollards, security lighting, guard houses, CCTV systems, shatter-resistant window film, and public address systems. The current backlog of about \$7 million dollars continues to be funded, as requests are reviewed and validated, with superlative cooperation from the following: Regional Security Officers, schools, the Bureau of

WHAT'S NEW PROJECT EXECUTION

Diplomatic Security, the Bureau of Administration's Office of Overseas Schools, and the Bureau of Administration's Office of Logistics Management.

Mission Geneva's Photovoltaic Project Receives Award

OBO's Photovoltaic Energy Project in Mission Geneva received an Honor Award from the American Council of Engineering Companies of Virginia. The energy conservation project was one of 18 projects submitted for recognition.

Kabul USAID Project Completion

OBO successfully provided on-site supervision of the USAID Project at the existing embassy compound in Kabul, Afghanistan. As a result, on December 18, 2006, USAID personnel were able to move into the office and residential units.

Swiss News Features OBO's Geneva Photovoltaic Energy Initiative

This week, Swiss News magazine, published in Zurich, Switzerland, featured OBO's Photovoltaic project. The article highlights the Mission in Geneva as the first diplomatic building in history to adopt an integrated building system, and notes that the facility is also the largest and most ambitious solar energy project ever undertaken by the USG. Solar power generates low-maintenance, passive electricity production with no fuel costs. The successful completion of the project placed OBO in the vanguard for groundbreaking energy initiatives. OBO anticipates cost savings to be paid back in five years for new construction and less than 10 years for retrofits.

Chief of Mission Residence: Phnom Penh, Cambodia

The renovation project on the Phnom Penh Chief of

Mission Residence achieved a milestone when OBO's Design & Engineering Division issued a building permit to Post. DE architects and engineers have been working with local designers to add two new bedrooms and to expand the dining room for representational use. Kitchen, storage, and other support spaces will also be upgraded. Construction is scheduled for March-September 2007.

Use of SMARTcodes and Building Information Modeling in OBO's Integrated Design Review Process

OBO's Design and Engineering Division attended the International Code Council SMARTcodes presentation to preview new technology that would enable the review and approval of design drawings and specifications under Building Information Modeling software (BIM). BIM provides a comprehensive 3-D representation of a facility, and would be able to identify construction conflicts, errors, and omissions. SMART codes utilize BIM technology to examine design drawings for code compliance, life safety, fire protection, emergency egress, energy conservation, and accessibility. OBO intends to incorporate both of these state-of-the-art tools into its Integrated Design Review process.

Security Upgrades and Construction Completed in Lisbon and Port-of-Spain

OBO completed the perimeter security upgrade project in Lisbon, Portugal, and the compound security upgrade project in Port of Spain, Trinidad and Tobago. In Lisbon, OBO constructed new forced entry windows, grilles, and louvers for the Chancery. The lobby area and Post One were reconstructed. The consular area was completely renovated to provide hard-line improvements and additional teller windows. A safe area was constructed inside the Chancery. The property perimeter was reinforced with new vehicle barriers, anti-ram walls, anti-climb fences, and additional technical security systems. In Port-of-Spain, OBO converted a conference room into a forced entry and ballistic resistant (FEBR)-

WHAT'S NEW

PROJECT EXECUTION

protected safe area and OBO also replaced 13 FEBR doors and eight teller windows, and hardened the emergency generator.

Bogotá's New Office Annex

The Bogotá, Colombia, New Office Annex has reached substantial completion. On March 17, post will begin relocating 224 USG positions into the new facilities. With this milestone achieved, OBO has relocated a total of 12,307 USG personnel into more secure and safer facilities since 2000.

Meeting with Associated General Contractors of America

OBO met with representatives of the Associated General Contractors of America; the Bureau of Administration's Office of Logistics Management and Office of Small and Disadvantaged Business Utilization; and the Office of the Legal Adviser to discuss a number of construction-related issues. The parties agreed to strive to include more U.S. contractors in the acquisition process and in upcoming projects. Since many projects are located in developing or hardship countries, all recognized the challenge to outreach to new partners.

On the issue of accepting bids from foreign contractors, OBO clarified that this method is to be used only as a last resort. All believed that the Indefinite Deliver Indefinite Quantity solicitations issued last week would bring an increased pool of contractors with more competitive bids for smaller projects.



Guangzhou New Consulate General Compound Achieves 35% Design Milestone

The design for the Guangzhou New Consulate General Compound in the People's Republic of China has reached the 35% milestone mark, and is now being formalized. All functional design and technical requirements have been satisfied, and will be reviewed before the project moves into its next phase of contract documentation. The design completion date is August 2007.

Operations and Maintenance

Interagency Facility Council Meeting

The Council convened on October 19 with 26 agencies in attendance. OBO gave an update on the NEC program, CSCS, Chem-Bio (including the maintenance costs associated with Chem-Bio program), and overseas housing assignments to U.S. Government owned properties. The meeting also addressed questions submitted by other agencies on the NEC planning process. The presentation was very well received and was posted on the OBO Intranet Site.

POSHO Seminars

OBO's Safety, Health, and Environmental Division recently conducted three separate seminars in Bangkok for attendees from the EAP and SCA regions. The seminars trained personnel to implement more effective safety, health, and environmental programs at posts, which reduce risks to employees and family members. The Post Occupational Safety and Health Officer (POSHO) Seminar was conducted for 19 personnel. A POSHO Assistant Seminar was presented for 15 Foreign Service National employees who support POSHOs in implementing safety and health programs at posts. Finally, an Integrated Pest Management (IPM) Seminar trained nine personnel on proper application of IPM principles in con-

OPERATIONS & MAINTENANCE

trolling common pests, thus reducing the need for posts to handle toxic pesticides

OBO Observes Fire Prevention Month

OBO conducted emergency evacuation drills at both SA-6 and SA-18. SA-6, which has a total of 13 floors, was completely evacuated in 11 minutes. The two floors in SA-18 were completely evacuated in four minutes. Facilities Management, GSA, Diplomatic Security, OBO Security Staff observed the entire evacuation. Both DS and Facilities Management (A/OPR/FMS) rendered favorable assessments of the evacuation exercise.

Palazzo Corpi Roof Replacements

Replacement of the roofs on the Palazzo Corpi Compound (the former consulate and annex buildings) was completed two weeks ahead of schedule. The work was performed by local contractors under the supervision of an OBO inspection contractor. Post and OBO are pleased with the execution of the project in both the aggressive schedule and quality of work. These roof replacements will protect the interior restoration and arrest further deterioration of the roof and building structure caused by moisture infiltration.

Retro-commissioning

To protect USG investments as stewards for overseas facilities, OBO is embarking on a significant initiative to retro-commission overseas facilities worldwide. Retro-commissioning is the commissioning of completed or nearly complete buildings that have never been commissioned and, for various reasons, have not performed to satisfaction. Often, the original design team and contractors are no longer available. Retro-commissioning seeks to ensure the following: that systems perform at optimum levels to meet current owner requirements; improve maintainability; reduce energy consumption;

improve indoor air quality, humidity, and temperature control; validate system interoperability; and balance distribution systems. Results of the efforts will ensure the inherent function of the facility is obtained and sustained, provide opportunities to improve future projects, and enhance customer satisfaction. The Facilities Management Division within OBO's Operations and Maintenance Directorate is developing a complete scope of services that will utilize private-sector expertise to develop an effective solution that will address this emerging need now, and will provide a baseline for future evaluations.

Beijing Carbon Monoxide (CO) Alarm Activation

Toxic CO gas generated from a fire in a non-USG apartment infiltrated post's neighboring short-term lease apartment causing the CO alarm to alert the occupant to evacuate the residence. The apartment building's sprinkler system contained the fire within the non-USG apartment. Inhalation of smoke and noxious combustion gases accounts for approximately 75% of fire-related deaths in the United States. OBO/OM/SHEM has distributed over 13,000 residential CO alarms to posts beginning in July 2000. 54 lives have been saved since program inception

Embassy Athens Attack

On January 12, Main State's Operations Center notified the OBO Duty Officer that Embassy Athens had been hit with a rocket-propelled grenade. OBO's Emergency Action Committee convened to discuss the situation and to formulate a response to the rocket attack. The Facility Manager at Post telephonically provided a damage assessment, with rough repair cost estimates. The Emergency Action Committee determined that funds would be sent to cover the repairs. Specifically, Post has requested the Security Management Division of OBO's Project Execution Directorate to determine how OBO can increase security for the windows in the executive suite.

OPERATIONS & MAINTENANCE

Post Occupational Safety and Health Officer Seminar

On January 8 and 9, the Safety, Health, and Environmental Management Division (SHEM) of OBO's Operations and Maintenance Office convened an abridged Post Occupational Safety and Health Officer (POSHO) Seminar for new Facility Managers. SHEM and the Facility Management Division worked closely to schedule the seminar held in Rosslyn to take advantage of the presence of Facility Managers and to provide training before they depart for Post. The seminar introduced SHEM special emphasis programs and POSHO responsibilities; enabled SHEM staff and program managers to interact and become familiar with administrative requirements, such as mishap reporting; and explored practical ways to strengthen Post safety, health, and environmental programs.

SHEM Facilitates Annual OSHA Reporting by Posts

OBO/OM/SHEM issued an ALDAC reminding posts that the Occupational Safety and Health Administration (OSHA) now requires agencies to post an annual report on work-related injuries and illnesses. The report for calendar year 2006 must be signed by the Deputy Chief of Mission or the Principal Officer, and remain posted from February 1 through April 30, 2007. SHEM is providing Posts with OSHA forms preliminarily filled in

OBO/WHA's Integrated Pest Management Seminar

On February 21 through 23, OBO's Division of Safety, Health, and Environmental Management joined Embassy San Jose, Costa Rica, to host the Integrated Pest Management Advanced Seminar. Many posts can experience risky pesticide practices. The purpose of the seminar was to demonstrate the safest and most effective methods to control pests long-term. The participants includ-

ed post occupational safety and health officers, and Locally Engaged Staff.

Tunis Ambassador's Residence Benefits from ADA-Compliant Elevator

Tunis Facility Manager, Michael Donnelly, reported that the newly installed ADA-compliant elevator in the Ambassador's residence was commissioned recently. Along with a number of other ADA measures around the residence, this phase marks an important milestone in making the residence fully



Tunis CMR ADA-compliant entrance

ADA complaint and helping the transition of the new tenants in the residence. Tunis would like to thank Michael Minton and Suzanne Rathlev for their excellent support in completing this important project.

Embassy Phnom Penh's Alternate Energy Sources

Post requested that OBO's Facilities Management Division (FAC) assist in considering alternate energy sources that would potentially reduce consumption for the New Embassy Compound (NEC). Specifically, FAC is developing an Energy Savings Performance Contract (ESPC) that would provide micro turbine heat recovery options and other energy cost savings. In late March, FAC traveled to post with an ESPC contractor to implement a concept design and economical payback analysis that would incorporate heat recovery and micro turbine technology to reduce utility consumption and cost. The energy cost saving potential could result in up to a 20% reduction of the \$1 million dollars in annual electricity expenditure at the NEC.

OPERATIONS & MAINTENANCE

OBO Hosts AF Driver Safety Instructor Courses

As part of the continuing effort to improve the safety of motor vehicle operations at posts, OBO's Safety, Health, and Environmental Management Division hosted two driver safety instructor courses in Johannesburg (February 26-March 2) and Addis Ababa (March 5-9). Motor pool supervisors from 10 AF posts were trained in advanced driver safety methodology consisting of intense behind-the-wheel instruction by an international professional driver training company. The trainees were then certified to train other drivers at their posts. To date, on a worldwide basis, 100 motor pool supervisors have been certified and approximately 1,992 motor pool drivers have been trained.

OBO Meets With Regional Executive Directors on O&M Streamlining Initiative

OBO's Office of Operations and Maintenance (O&M) concluded its series of meetings with Regional Executive Directors on the O&M Streamlining Initiative. The meetings were informative and productive, with OBO addressing all questions.

OBO Lowers Barriers to Entry for Small Mechanical, Electrical, and Plumbing Contractors in U.S. Facilities Worldwide

Acting on a recommendation made at the February 13 Industry Advisory Panel meeting, OBO has released a FEDBIZ opportunity announcement for three contract solicitations that solicit a larger pool of mechanical, electrical, and plumbing (MEP) contractors. These include service disabled veterans, minority contractors, and HubZone contractors. The goal is to address barrier-to-entry issues and to target small MEP contractors who may lack international contracting experience but are nevertheless able and competent. This would also provide such contractors with a one-time opportunity to be mentored and to obtain clearance.

Art in Embassies

American Artists Abroad Initiative in Kyrgyzstan

Patricia Spark, a felt artist from Oregon, traveled to Kyrgyzstan to participate in OBO's American Artists Abroad initiative. Among other activities, she led a three-day workshop with young Kyrgyz artists, introducing them to new techniques of felt-making. According to the Public Affairs Officer at Bishkek, Kyrgyzstan, "Embassy Bishkek believes that Pat Spark's visit to Kyrgyzstan was an unqualified success. Felt arts are fundamental to Kyrgyz national identity, and it was an experience of a lifetime for Kyrgyz artists to have the chance to speak to an American who practices the same craft. I think Pat touched many people deeply, and I think because of her visit, a section of the Kyrgyz arts community has very positive opinions about the United States and about Americans as a people."



Pat Spark leads a workshop in Bishkek



Bishkek felt artist

OPERATIONS & MAINTENANCE

Art in Embassies Exhibition Publications

Recently completed bilingual publications include Panama (English/Spanish); Lisbon (English/Portuguese); Phnom Penh (English/Khmer); and Dar es Salaam (English/Kiswahili). Additionally, English-only publications were released for Accra, Bandar Seri Begawan, Port-of-Spain, Skopje, and Wellington. One thousand copies of each publication have been given to the Ambassadors for diplomatic outreach. Electronic versions of these and all ART exhibition publications can be accessed through the Bunche Electronic Library on OpenNet.

American Artists Abroad Program

From January 20-27, OBO's Art in Embassies Program sponsored textile artist James Koehler of New Mexico



James Koehler teaching in Akureyri

on his travel to Reykjavik and Akureyri, Iceland, to meet with students under the American Artists Abroad Program. In Reykjavik, Ambassador Carol van Voorst hosted a reception in honor of Mr. Koehler, which was attended by over 100 diplomats, textile artists, painters, and members of the community. The visit strengthened the USG's relationship with the host government and resulted in several diplomats expressing interest in establishing their own Art in Embassies Program

New Art in Embassies Exhibit

William P. McCormick, U.S. Ambassador to New Zealand and Samoa, welcomed over 100 guests to his residence for the opening of his Art in Embassies exhibition, *Lands of the People*, which showcases Native

American and Maori art. The exhibition includes 24 objects representing 18 tribes from across the United States, loaned by the Portland Art Museum, and examples of contemporary Native American art from Ambassador and Mrs. McCormick's personal collection. Leading New Zealand Maori artist (and former Fulbright grantee) Darcy Nicolas contributed items from his collection of contemporary Maori artwork. The Dominion Post featured a large photo and story on the opening displayed prominently above the fold on the inside front page. Radio New Zealand also covered the event, as did film crews for Te Karere (TVNZ's Maori news program.)



*Ojibwa Tribe, unknown artist, ornament c. 1910.
Courtesy of the Portland Museum of Art*

Art in Embassies Exhibits at Annual Book and Trade Fair

From February 14 through 17, Art in Embassies representatives joined over 500 artists, art educators, and art professionals at the 95th Annual College Art Association Conference in New York City to exhibit at the Book and Trade Fair. Participants and guests visited ART's exhibit booth to learn about the program and to obtain printed materials. Many expressed interest in lending materials directly to ART, while others promised to share information about ART with colleagues and students.

Art in Embassies' Bilingual Publications

Art in Embassies debuted its bilingual exhibition publications for Embassy Amman, Jordan, in Arabic and Embassy Dakar, Senegal, in French. English language projects were also completed for Embassy Nicosia, Cyprus, and Embassy Kingston, Jamaica.

INTERNAL SUPPORT OFFICES

Art in Embassies' Permanent Collections

The Art in Embassies Director visited the embassies in Belmopan, Belize, Bridgetown, Barbados, and Kingston, Jamaica to view the new permanent collections. In Belize, several works needed to be relocated due to traffic flow that might cause harm. In Bridgetown, several works needed to be relocated to enhance the visual effect. In Kingston, it was determined that more significant cultural connections to the host country need to be emphasized.

Art in Embassies' Curatorial Staff Attend the International Fair of New Art

Representatives of OBO's Art in Embassies (ART) attended the Armory Show, also known as "the International Fair of New Art," in New York City. This is one of the world's leading contemporary art shows. The show featured work from more than 162 galleries worldwide. Six smaller art fairs were also on exhibit in the city. This heavy concentration of art venues provided the unique opportunity for ART's curators to familiarize themselves with a wide variety of new art and to meet potential new lenders.

of State Office of Emergency Management, Diplomatic Contingency Programs, Diplomatic Security, Arlington County Government Office of Emergency Management, and OBO's Fire Protection and Management Support Divisions. Panel members provided valuable information to attendees on the Department of State National Continuity of Operations Plan (COOP), Mission Critical Team responsibilities, OBO Bureau Emergency Action Plan, Handling Suspicious Packages, Home and Pet Disaster Planning, and Emergency Preparedness Resources available from Arlington County.

OBO Distributes First Aid and Employee Evacuation Safety Kits

OBO's Management Support Division, Security Branch, enhanced bureau emergency preparedness by offering first aid kits and employee evacuation safety kits to interested OBO employees at SA-6 and SA-18. The kits are equipped with life-sustaining items including bandages, gauzes, a cold pack, a whistle, emergency blankets, light sticks, and water packs. The goal of this effort is to ensure that employees have immediate access to first aid in the event of a crisis or emergency. The distribution of these items has had a positive impact on OBO's emergency preparedness by helping to heighten the awareness and readiness of OBO staff.

Internal Support Offices

Management Support Division

Town Hall Meeting

On November 8, OBO's Management Support Division hosted a Domestic Emergency Preparedness Town Hall Meeting in Rosslyn, VA. The focus of the Town Hall Meeting was on Emergency Preparedness Awareness and Education. Director Charles E. Williams opened the meeting and emphasized the importance of planning. Panel members included representatives from the Department

OBO Diabetes Working Group

In recognition of National Diabetes Month, November 2006, OBO's Management Support Division hosted an Emergency Preparedness Diabetes Working Group meeting. This information gathering session was held to learn the concerns of OBO employees with this medical condition and to discuss how OBO can better accommodate them. As a result of the meeting, MSD's Security Branch generated an OBO broadcast message that provided OBO staff with valuable information and Internet links to resources regarding the risk factors and symptoms associated with diabetes.

INTERNAL SUPPORT OFFICES

OBO's Emergency Action Plan

OBO initiated a table-top exercise of its Emergency Action Plan, with all participating divisions attending. An internally developed mock scenario tasked the committee to determine the response required in a facility-related disaster. The hour-long session provided valuable experience, particularly for the newest members of the committee. This training was put to actual use in real-time response to the Athens attack later the same week.

OBO's Bureau Emergency Action Team

On February 22, OBO's Bureau Emergency Action Team participated in an emergency preparedness table-top exercise to ensure that they are prepared to perform their official duties in the case of an emergency. Approximately 50 individuals took part in this exercise, which consisted of the Continuity of Operations Plan mandate, activation and succession, and two real-life scenarios that included recovery and reconstitution.



Emergency Action Team COOP table-top exercise

Energy Conservation Tips

In response to the President's call for a reduction in energy consumption, OBO's Management Support Division provided energy conservation tips to employees to increase awareness of individual responsibility and accountability for organizational energy consumption and savings.

Information Management

OBO Participates in Government/Industry Forum on Building Information Modeling (BIM)

On October 31, the Federal Facility Council (FFC) of the National Academy of Sciences hosted a Government/Industry Forum on an emerging technology known as BIM. OBO representatives from Information Management, Planning, Design and Engineering, Construction and Commissioning, and Operations and Maintenance were in attendance and heard numerous case studies on how Federal agencies are effectively employing BIM. BIM uses 3-D computer aided design in conjunction with relational databases to collect and exchange project data throughout the life cycle of a new building or other capital asset. Each agency shared their lessons learned on the subject and identified valuable sources of more detailed information. OBO will use this knowledge in the development of its own BIM initiative, which is scheduled to be rolled out during 2007.

Resource Management

International Cooperative Administrative Support Services (ICASS) Workshop

Beginning in autumn of 2006, representatives from OBO's Financial Management and Area Management Divisions traveled to each regional ICASS workshop and presented information on the importance of quality and accuracy of financial data submission by Post. OBO discussed improvements made to the ICASS software and explained policy changes that impact Post budget requests. Based on participant surveys and feedback from the regional bureaus, the OBO presentation was well received and provided real value. Currently, OBO/RM/FM is reviewing the financial data in order to determine final lease budgets for FY 2007. Adjustments made at the ICASS workshop may generate savings from the initial funding levels.

INDUSTRY CORNER

October Industry Event Continues To Draw Interest to OBO's Construction Program

OBO learned from McGraw-Hill that the web cast featuring presentations by OBO, DS, A/LM and A/SDBU during the October 10-11 Industry Days continues to draw interest from industry. As of November 21, 1,672 previously unregistered companies have expressed interest in knowing more about the Department's overseas construction program. As a result, a registration process has been implemented to capture contact information about these companies. McGraw-Hill will make this information available to OBO to facilitate the involvement of these companies in future industry partnership activities. The webcast can be viewed at the following link. <http://www.iian.ibeam.com/events/mcgr001/20468>

OBO Gears Up For This Year's Industry Outreach Activities.

In convening its annual Industry Day and activities, OBO's External Affairs Office has consistently sought to minimize or eliminate cost to the USG. To this end, OBO will be hosting this year's event with the assistance of a private organization whose mission is to provide ongoing federal sector education and advisory support to businesses. This partnership will decrease the financial burden on OBO. It will also provide no-cost/no obligation support for vendor outreach and facilitate market research assistance.

OBO's Industry Kick-Off Meeting April 10, 2007

The American Small Business Coalition Council invited General Williams and representative from Planning and Development, Project Management, Real Estate, Operations and Maintenance, Acquisitions/Logistics Management group which houses OBO's contracting officials, and the Small Disadvantaged Business Utilization office to participate in an executive briefing on Tuesday, April

10th at the City Club of Washington at Franklin Square.

The event kicked-off with a briefing by General Williams that provided an overview of OBO and discussed:

- Industry outreach and reaching out to a larger spectrum of Industry
- Touching the leading edge with BMIS & BIM
- Continuing to develop "new ways to think, new ways to build"

This event was intended to provide industry participants an opportunity to gain an understanding of OBO's mission, current business opportunities and forecast activities.

For more information go to www.theasbc.org.

Upcoming OBO Events

- **June 2007, Industry Open House**
- **July 12, 2007, IAP**
- **September 20, 2007, IAP**
- **October 2007, Industry Day**
- **December 13, 2007 IAP**

OBO's Industry Open House June 2007 (date to be announced)

The event will be hosted by the American Small Business Coalition Council. It will be slightly similar to our Industry Kick-Off Meeting in April, but will be targeted toward new businesses that have limited, or no experience working with OBO. This event is for those that wish to learn more about the process. **More details to come.**

INDUSTRY CORNER

Second Annual Industry Advisory Panel Meeting (IAP) July 12, 2007

This meeting will be held **at HST from 9:30 a.m. to 3:30 p.m. on July 12, 2007.** The majority of the meeting is devoted to an exchange of ideas between the Department's Bureau of Overseas Buildings Operations' senior management and the panel members, on design, operations and building maintenance. Registration is required and opens about one month prior to the event date. For more information and registration, please email iapr@state.gov.

Third Annual Industry Advisory Panel Meeting (IAP) September 20, 2007

The meeting will be held **at HST from 9:30 a.m. to 3:30 p.m. on September 20, 2007.** The majority of the meeting is devoted to an exchange of ideas between the Department's Bureau of Overseas Buildings Operations' senior management and the panel members, on design, operations and building maintenance. Registration is required and opens about a month prior to the event date. For more information and registration, please email iapr@state.gov.



*Exhibit and Networking Session,
Industry Day 2006*

OBO's Industry Day 2007 October 2007 (date to be announced)

The event will be hosted by the American Small Business Coalition Council and will be our largest industry event of 2007. **More details to come.**

Final Annual Industry Advisory Panel Meeting (IAP) of 2007 December 13, 2007

This meeting will be held **at HST from 9:30 a.m. to 3:30 p.m. on December 13, 2007.** The majority of the meeting is devoted to an exchange of ideas between the Department's Bureau of Overseas Buildings Operations' senior management and the panel members, on design, operations and building maintenance. Registration is required and opens about a month prior to the event date. For more information and registration, please email iapr@state.gov.

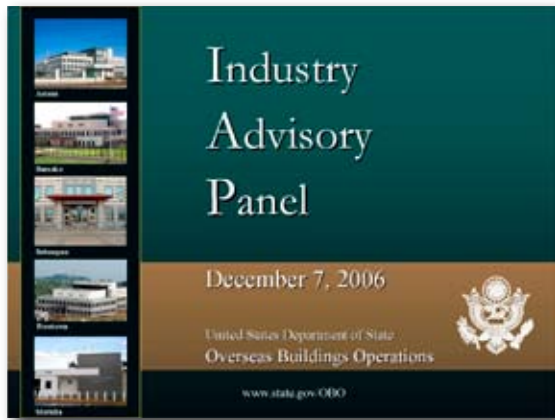
Upcoming Facility Openings and Groundbreakings

Lomé, Togo • NEC Ribbon Cutting
Johannesburg, South Africa • Groundbreaking



Congressman Wolf speaks at Industry Day 2006. Among others, General Williams is joined at the table on stage by Under Secretary Fore and Greg Starr from Diplomatic Security.

INDUSTRY ADVISORY PANEL



OBO Hosts Fourth Industry Advisory Panel (IAP) for 2006

On December 7, OBO hosted the fourth 2006 IAP meeting in HST. Over 90 guests, staff, and panel members attended the meeting. The topics of discussion were five points of “The Williams 20,”: 1) Giving consideration to the “how to” for Operations and Maintenance in the planning phase of our projects, 2) Increasing emphasis on smart, energy-efficient, and sustainable

building going forward, 3) Helping to bring the procurement team to the “new ways to think, new ways to build” mentality, 4) Moving to a “True” design-build delivery method for our NEC’s by providing the design-build team a standard design that equals an approved construction document, and 5) Adding a commissioning staff to the on-site team and ensuring that this staff is an active participant in Pre-Construction. Two OBO staff and two IAP members addressed each point. In addition to chairing the meeting, Director Williams presented an



General Williams presents a certificate to departing Panel Member Gary Haney

tion document, and 5) Adding a commissioning staff to the on-site team and ensuring that this staff is an active participant in Pre-Construction. Two OBO staff and two IAP members addressed each point. In addition to chairing the meeting, Director Williams presented an

overview of the OBO construction program, and presented a certificate of appreciation to departing Panel member Gary Haney. A good part of the discussion focused on Building Information Modeling (BIM), which OBO will be incorporating in its 2007 projects.



IAP Family Photo December 2006



IAP audience December 2006



IAP Family Photo February 2007

INDUSTRY ADVISORY PANEL



OBO Hosts First Industry Advisory Panel (IAP) for 2007

On February 13, OBO hosted the first 2007 IAP meeting in HST conference room 1105. Over 60 guests and staff attended the meeting. The topics of discussion were: 1) Usefulness of BIM, 2) Improving the procurement process, and 3) the declining skilled workforce. Due to inclement weather and resulting Government

shutdown, the meeting was cut short and the planned topics of new project delivery, best practices, and cost estimation will be discussed at the Panel's July meeting. In addition to chairing the meeting, Director Williams presented an overview of the



General Williams presents a certificate to departing Panel Member Dr. Stephen Kirk

OBO construction program, and presented certificates of appreciation to departing Panel members Stephen Kirk and Gregs Thomopoulos.

move an ever increasingly insular design and construction industry toward fully integrated and highly collaborative teams that deliver capital assets in unprecedented speed, quality and value. The panel and the OBO management continue to embrace the challenge that seeks to incorporate emerging technologies, not to do old things in new ways, but newer things in better ways. This objective will require not only our imagination but just as importantly, our determination.



General Williams presents a certificate to departing Panel Member Gregs Thomopoulos

There are, of course, enormous impediments that stand in the way. Building upon the great work already produced by OBO since the panel was created; we embark on 2007 with great enthusiasm, both from the panel members and from the various industry groups. The next Industry Advisory panel meeting is scheduled for July 12.



IAP in action February 2007

The OBO/IAP partnership is not as grandiose as moving the earth, but it may be as daring. Our challenge is to

INDUSTRY ADVISORY PANEL

Meet the Panel



JOHN W. BAROTTI is a Senior Vice President with the Clark Construction Group, LLC. He represents the **ASSOCIATED GENERAL CONTRACTORS OF AMERICA (AGC)**. He is a licensed professional engineer and active AGC Member on the USACE and GSA Committees, and is currently the AGC Chairman for the NAVFAC Committee. Mr. Barotti's construction experience has included direct involvement and oversight on over \$2 Billion in projects for Clark over the past 26 years.

IAP TERM: JUNE 2006 – JUNE 2007



EDWARD J. DENTON, AIA is Vice Chancellor for Facilities Services at the University of California, Berkeley. He is representing the **ASSOCIATED OWNERS AND DEVELOPERS (AOD)** on the IAP. At Berkeley, Mr. Denton oversees the work of more than 750 skilled professionals serving the campus community in the three departments that make up Facilities Services: Capital Projects, Physical Plant-Campus Services, and Real Estate Services. Capital Projects manages a \$1.25 billion planning, design, construction, retrofitting and restoration program for campus facilities and their surroundings, while Physical Plant-Campus Services provides a range of campus services from custodial and grounds support to building maintenance, and Real Estate Services handles commercial real estate acquisition, leasing and property management on- and off-campus.

IAP TERM: JUNE 2006 – JUNE 2007



DR. RALPH D. ELLIS JR., PE represents the American **SOCIETY OF CIVIL ENGINEERS (ASCE)** on the Panel and is currently an Associate Professor in the Department of Civil Engineering at the University of Florida. He teaches graduate and undergraduate courses in engineering management, project delivery, construction engineering and legal aspects of construction. He performs sponsored research at the national and state levels focusing on construction engineering management. He also served as a Combat Engineer Officer in the U.S. Army reserves.

IAP TERM: MARCH 2006 – MARCH 2007 (TENURE ENDED)



LEE EVEY is currently the President of the **DESIGN-BUILD INSTITUTE OF AMERICA**, and represents that organization on the Industry Advisory Panel. Mr. Evey was most recently senior vice president of 3D/International, Inc. While at 3D/International, he took a leave of absence to serve as senior advisor to the Iraqi Ministry of Housing and Construction in their rebuilding efforts. Before coming to 3D/International, Mr. Evey was the program manager for the 10-year, \$4 billion Pentagon Renovation Program. He served as the principal advisor to the Secretary of Defense and the Deputy Secretary of Defense for all matters relating to the Pentagon Renovation Program. **IAP TERM: MARCH 2006 – MARCH 2007 (TENURE ENDED)**



GARY HANEY, AIA, is a Partner at Skidmore Owings & Merrill LLP and represents the **AMERICAN INSTITUTE OF ARCHITECTS** on the panel. With over 20 years of experience at SOM, he has served as Design Partner on a broad range of projects around the world including office buildings, hotels, and educational facilities. He is also an internationally-recognized expert in the design of highly-secured government building projects. In the last five years he has won more than 20 design awards and most recently won an AIA Project Award for the LEED certified building design of the U.S. Census Bureau Headquarters. Mr. Haney holds a Master of Architecture degree from the Harvard Graduate School of Design and a Bachelor of Environmental Design Degree from Miami University of Ohio. His professional affiliations include the American Institute of Architects, the National Council of Architectural Registration Boards and the Urban Land Institute.

IAP TERM: DECEMBER 2005 – DECEMBER 2006 (TENURE ENDED)

INDUSTRY ADVISORY PANEL

Meet the Panel



DR. STEPHEN KIRK, FAIA, FSAVE, CVS-Life, LEED AP is president of Kirk Associates which specializes in value management (VM) services. He is a registered architect and a certified value specialist (CVS). He represents **SAVE INTERNATIONAL** (formerly the Society of American Value Engineers) on the IAP. Dr. Kirk was recognized as a Fellow of the American Institute of Architects for his work in VM. He was also selected as a Senior Fulbright Scholar in architecture. He is a past President of SAVE International and was recognized by their committee on technology advancement for two unique techniques he developed. Dr. Kirk has over 30 years of professional experience, including 25 years devoted exclusively to facility economics and VM. He currently serves as Director and Vice President of Education for the Miles Value Foundation, and is a Fellow of SAVE. He is the author/co-author of eight books related to VM including his new text, Life Cycle Costing for Facilities.

IAP TERM: MARCH 2006 – MARCH 2007 (TENURE ENDED)



JOHN D. PAWULAK SR. joined Complete Building Services, a Donohoe Company as Senior Vice President in 2000. His duties include Federal and Commercial Facility Project Management, business development, project start-up, contract management and negotiation. He represents the **ASSOCIATION OF ENERGY ENGINEERS** on the Panel. Before joining CBS, John served 23 years in the United States Army Corps of Engineers, and was Facility Manager for the Defense Intelligence Agency in Washington, DC. After his military career, and Federal Civil Service, he worked as a Project Manager or General Manager in Charge of Operations and Maintenance for various military and federal government agencies.

IAP TERM: JULY 2006 – JULY 2007



SUMAN SORG, FAIA currently serves as Principal of Sorg and Associates, and she represents the **AMERICAN INSTITUTE OF ARCHITECTS**. After serving a term in the Peace Corps, in W. Africa, Ms. Sorg went on to pursue a graduate degree in Historic Preservation from Cornell University. Ms. Sorg started Sorg and Associates, P.C. in 1986, which has grown exponentially over the last 20 years to become one of the top architectural firms in Washington, D.C. and one of the largest woman-owned firms on the East Coast.

IAP TERM: FEBRUARY 2007 – MARCH 2008 (NEW)



GREGS THOMOPULOS, PE represents the American **COUNCIL OF ENGINEERING COMPANIES** (ACEC) on the IAP. He has over 41 years of experience in the engineering and construction industry and is currently the President and CEO of Stanley Consultants, Inc. Mr. Thomopulos received a B.S. degree (With Highest Distinction) in Civil Engineering from the University of Kansas in 1965 and an M.S. degree in Structural Engineering and Structural Mechanics from the University of California, Berkeley, in 1966. He was awarded Doctor of Humane Letters, Honoris Causa, by Teikyo Marycrest University, Davenport, Iowa, in 1996. He is a Vice Chairman of ACEC and a member of the Executive Committee of the International Federation of Consulting Engineers (FIDIC). **IAP TERM:** MARCH 2006 – MARCH 2007 (TENURE ENDED)



MATTHEW T. WALLACE is currently a Business Development Representative at ETI Professionals, Inc., and he represents the **SOCIETY OF AMERICAN MILITARY ENGINEERS** (SAME) on the IAP. At ETI, Mr. Wallace sells on-site Government support services with the Engineering, IT, and Environmental industries to government and government sub-contractors. He is responsible for sales and business development in the Mid-Atlantic region and provides solutions to clients, helping them work with limited funding to maximize budgeted dollars for specific programs. He has been a member of SAME since 2004 and has served as Membership Chair, Small Business Chair, and Young Member Chair for various posts in the Washington DC area. **IAP TERM:** JUNE 2006 – JUNE 2007

SPECIAL BEIJING PROJECTS

Beijing New Embassy Compound

In 2001, the Department of State developed a comprehensive plan to replace the operationally and functionally inadequate U.S. facilities in China. The New Embassy Complex in Beijing is Phase I of that plan with Consulates General in Guangzhou and Shanghai being Phases II and III, respectively. The beginning of the program, however, dates back even further, to the mid-1990's, when property discussions were initiated.

Construction of U.S. government office buildings in any country with high security concerns involves extensive measures and additional costs to meet State Department and congressionally mandated requirements. In January, 2002, the U.S. and China entered into negotiations for a reciprocal Conditions of Construction Agreement (COCA), setting forth the ground rules, privileges and protections for embassies being built by the U.S. in China and by the Chinese in Washington, DC. Signing a COCA with the Chinese was a prerequisite for the new embassy project.



The New Embassy Complex will consist of 5 primary buildings and three ancillary buildings, the center piece of which is the main office building, the tallest in the photo.

The formal signing of the COCA took place in November of 2003 and ground was broken three months later, in February of 2004, for the New Embassy Complex in Beijing. As of this writing, the project is approximately 60% complete, on schedule for its planned opening in the summer of 2008, just before the Beijing Olympic Games.

The New Embassy Complex in Beijing will be one of the largest American Embassies in the world. It is located in Beijing's Third Diplomatic Enclave in the Liang Ma He neighborhood. At a cost of \$434 million, it will be a functional, safe and secure state-of-the-art embassy facility, representing the best of American design and construction.

The project was designed by Skidmore, Owings & Merrill, LLP, Architects. The general construction contractor is the Zachry Caddell Joint Venture (ZCJV). The new Embassy will feature five different buildings separated from each other but linked by both indoor and outdoor circulation paths. The spaces between buildings are organized as a series of outdoor rooms, courtyards, gardens and landscaped areas. The five buildings, ranging in height from two to eight stories, include a main office building, a support office building, a Consular building, a Marine Security Guard Quarters and recreation building, and a parking structure.



The Beijing New Embassy Compound sits on a 10-acre site

Housing over 20 U.S. government agencies, the New Embassy complex will provide space for 664 desk positions. The size and scope of the United States mission in China reflect not only the importance of the U.S.-China bilateral relations but also the breadth of issues in which the two countries are engaged.

SPECIAL GUANGZHOU PROJECTS

Guangzhou New Consulate Compound

Construction of a consulate in Guangzhou is Phase II of the comprehensive plan to improve U.S. facilities in China. The Guangzhou New Consulate Compound (NCC) will be built on a 7.3-acre site in the “Tian He” section, which was acquired in 2001 for \$13.5 million. In 2006, Congress fully funded this \$150 million dollar project. This allowed planning to begin to consolidate the USG presence in Guangzhou from four locations into one single compound.



*The Diplomatic Entry Court.
The Guangzhou consular section is one of the busiest in the
Department*

Presently at the 35% design review level, the Guangzhou New Consulate Compound (NCC), when completed, will accommodate approximately 213 desk positions and collocate four U.S. agencies. The compound will house office facilities, a GSO support annex, a warehouse building, and a Marine Security Guard Quarters. Construction should start in 2008 and finish in 2011.

The new Consulate will provide enhanced service to Americans and American interests at this very active post. For example, Guangzhou's Adopted Children Immigrant Visa Unit is the largest in the Department. Moreover, the Immigrant Visa (IV) unit itself is the fourth largest Department wide.

A new Conditions of Construction Agreement is presently under review with the Chinese government; the signing of which will allow the construction process to begin.



*The Hall will use natural lighting to the
extent possible and incorporate the latest
“green building techniques”.*



*The Consular Garden.
The compound is designed to be environmentally friendly
and energy efficient*

PRESS COVERAGE

OBO Statement on UK Real Estate No Decision has been made on Potential New Sites, February 22, 2007

The Department is pursuing two major Embassy-related real estate actions in London. The property at 20 Grosvenor Square, formerly occupied by components of the U.S. Navy, is virtually vacant and now excess to our needs. We have firm plans to dispose of this asset through a public marketing effort. Cushman & Wakefield, a global real estate firm, has been appointed to manage that sale. In addition to that transaction, the Department is pursuing alternatives that could possibly lead to the relocation of Embassy London from its current location at 24 Grosvenor Square -to provide a modern secure facility for this important mission. A natural component of this effort includes looking at potentially viable sites that could be acquired for new construction. Cushman & Wakefield is spearheading that search effort. A second global real estate firm, Knight Frank, has been appointed to advise the Department concerning the disposal of the existing Embassy facility on Grosvenor Square if relocation materializes. These actions are being managed by the Real Estate Office in the Department's Bureau of Overseas Buildings Operations.

OBO Lowers Barriers of Entry for MEP Firms, March 9, 2007

Overseas Buildings Operations, Director and Chief Operating Officer, Lowers Barriers of Entry for Mechanical, Electrical, & Plumbing Firms.

Indefinite Deliver Indefinite Quantity (IDIQ) contracts Worldwide Design-Build Mechanical Electrical and Plumbing Construction Projects.

U.S. Department of State's, Director and Chief Operating Officer of the Overseas Buildings Operations, Charles E. Williams continues to do all he can to lower the barriers for firms to increase competition of firms working Overseas Embassy Construction program. It

has long been an objective which he has turned into a reality.

Three new solicitations designed to enlarge the pool of MEP firms available to DOS for this overseas work, increase competition, provide opportunity and reduce barriers to entry for firms which do not have existing DOS contracts for DOS work is a perfect opportunity for firms who have longed to work with this program.

FedBizOpps Announcement Numbers: SALMEC-07-R-0046 for 8(a), SALMEC-07-R-0047 for Service Disabled Veteran Owned, SALMEC-07-R-0048 for HUBZone

How to do This:

Respond to the announcement. See the complete announcement, dated March 5, 2007, at the FedBizOpps website at www.fbo.gov (perform an advanced search by solicitation/award number: SALMEC07R0046-48) or cut and paste the following link into your web browser: <http://www.fbo.gov/spg/State/A-LM-AQM/A-LM-AQM/SALMEC%2D07%2DR%2D0046%2D48/Attachments.html>

Firms selected for award, which do not already possess a Secret facility clearance (FCL), will be sponsored by the Department of State for an FCL. Sponsorship does not guarantee that the firm will receive the clearance. A period of 90 days from the date of selection for award will be allowed for the uncleared firm to obtain the necessary FCL. After this period, the Government may, at its discretion, consider not awarding the contract to the uncleared selected offeror.

Background information on the Standard Embassy Design may be viewed at:

<http://www.state.gov/documents/organization/37418.pdf>.

Closing: ALL SUBMITTALS MUST BE RECEIVED BY 2:00 P.M. April 16, 2007.

TRANSMISSION OF PROPOSALS: Offerors are advised to hand deliver or submit proposals by courier (FedEx, UPS Express Mail, DHL, ETC.) to the following address (DO NOT USE the U.S. POSTAL SERVICE (PO

PRESS COVERAGE

Box) ADDRESS.) U.S. Department of State, Attn: Robert Powell/Tyler Sinclair, A/LM/AQM/FDCD/CON, Room L-600, 1701 North Fort Myer Drive, Arlington, VA 22209. Include the solicitation number, on the face of the package. REQUESTS FOR CLARIFICATIONS must be submitted in writing to Tyler Sinclair or Robert Powell by email SinclairTE@State.Gov or PowellRRR@state.gov or via facsimile at (703) 875-6699

ABC News, "U.S. Embassy Goes Green. Eco-Diplomacy Latest Tool in Global Outreach," March 20, 2007

By KIRIT RADIA, ABC NEWS

The American embassy is often the United States' most visible symbol abroad -- a brick and mortar gathering place for expatriates and a source of information for foreigners who wish to travel to the country.

Just as frequently, however, American embassies serve as rallying points for protests against U.S. foreign policy. In several extreme, tragic cases the embassies have also been the target of deadly attacks.

New guidelines for embassy construction meant to address security concerns have resulted in the building of embassies far from large population centers, behind tall walls and layers of security, adding to the perception that the embassies are cold, distant diplomatic fortresses.

The U.S. State Department is hoping that one of its newest embassies can buck that trend.

U.S. Embassy Goes Green

The U.S. embassy in Sofia, Bulgaria is situated on a sprawling campus atop a high bluff offering views of the inner city and the surrounding mountains. It's bordered on the west by a large park and by a residential area to the east.

But it's what you can't see that the State Department hopes will boost the embassy's appeal, and inherently the United States' image, among the host population. Last week the Sofia embassy was the first U.S. embassy to be designated a green building by the United States



U.S. Embassy Sofia, Bulgaria

Green Building Council (USGBC), which awarded the embassy with its Leadership in Energy and Environmental Design (LEED) certification. The U.S. hopes that an environmentally friendly embassy will pay off as well in the public diplomacy department as it does for the ecosystem.

"It could be seen as an effort to build good will, to be less of an environmental intrusion," said Jane Loeffler, an embassy architecture expert and professor at the University of Maryland's Honors Program.

"It's a goodwill statement and you could say, in the broadest sense, it is part of the public diplomacy," she added.

To earn a 'green' rating a building must score a certain number of points on the USGBC scale. In doing so the Sofia embassy reduced its overall water consumption by 21% and cut energy costs by about 30%. It also installed hepa-filters that were 99.9% efficient, resulting in high air quality within the building.



"This is huge," General Charles E. Williams, the Director of the Overseas Buildings Operations Bureau of the U.S. State Department, told ABC News.

PRESS COVERAGE

Gen. Williams pointed to five focus criteria during the embassy's construction: a sustainable site for the embassy, effective water use, a clean indoor working environment, effective energy use, and the use of local materials and resources in construction.

Gen. Williams said, "but they're going to meet design and sustainability credentials as well."

In order to reduce the amount of water used in the Sofia embassy, a high efficiency irrigation system was installed that reduced irrigation water use by 53%. Automatic flushers in the bathrooms also contributed to the overall drop in water consumption.

To prevent the excessive use of chemicals to treat its water the Sofia embassy employed a system that sends pulses of electric current through the water to clean the water, resulting in fewer chemicals in the sewage runoff or evaporated in the air.

The embassy also cleaned up a toxic "brownsite" located on the grounds, removing harmful chemicals and paints and treating the soil to remove contaminants.

The Future of Eco-Diplomacy

The State Department hopes its embassy in Sofia will serve as a model for future embassies -- fulfilling security concerns on one hand while balancing environmental standards on the other.

"They're able to address green and security issues at the same time," said USGBC's Vice President for LEED Tom Hicks.

"This proves that they aren't mutually exclusive things, you can do both," he added.

"We're not just building structures around the world," Gen. Williams said, "We're building compounds that meet the security and sustainability standards and connect well with the populations that surround us."

To date, 42 embassies, have been built. Although the design has been criticized by some for resulting in stale buildings that do little to reflect their unique surroundings in each country.

"They're able to address green and security issues at the same time"

Ultimately Gen. Williams says the goal is to achieve LEED certification for the Standard Embassy Design so that all future embassies will tread with the smallest possible environmental footprint.

By the end of fiscal year 2009 the State Department hopes to have 15 embassies certified as LEED Silver, an even stricter green certification than the one received last week by the Sofia embassy.

The impact of such green facilities may be most effective in countries with fragile ecosystems, scarce resources, or poor infrastructure.

"Water is such an issue across the world," said Donna McIntire, the sustainability program manager for Overseas Building Operations, when explaining the need for sustainable structures. "Usually we have to treat our water on site, especially in a lot of areas of the world where there's not a lot of water."

McIntire said that the State Department is currently exploring how it could integrate solar panels and is even studying the use of wind power in certain locations where electricity might be either expensive or unreliable.

PRESS COVERAGE

In some cases around the world U.S. embassies have already sought out ways to obtain power from renewable energy sources.

In 2005 the U.S. Mission to the United Nations in Geneva, Switzerland was fitted with about 950 square meters of solar panels along its roof, walls, and windows in order to reduce the building's energy costs by 20%.

Excess energy from the panels, which produce a total of roughly 366 kilo-watt-hours of electricity per day, is fed into the local power grid and used by local consumers. The panels can power 37 "average homes for a year" at peak capacity according to a State Department report.



U.S. Mission Geneva, Switzerland

In the end, this drive towards eco-diplomacy may be just one part of a larger function of future U.S. embassies. "We want our buildings to be real US showcases that make sense not only for diplomatic people but for everyone who pays taxes and to those where we are guests in their areas," Gen. Williams said.

Copyright © 2007 ABC News Internet Ventures

Applicance Magazine, "World's First Big MagLev Chillers Installed," Mar 21, 2007

The world's first large-tonnage magnetic levitation bearing (maglev) air-cooled chiller for air-conditioning, from chiller OEM Multistack, is being installed in the American Embassy in Tokyo. The technology demonstration project will be brought on-line in April, coinciding with the Tokyo Sakura Festival.

"We see this as the bellwether project in the U.S. State Department's ambitious worldwide effort to reduce embassy electrical energy consumption, especially in air-conditioning systems," said General Charles E. Williams,

director and chief operating officer of the U.S. State Department's Overseas Buildings Operations (OBO). "Japan's progressive energy and technology policies were central to selection of the American Embassy Tokyo."

OBO is installing a 2,520-kW (720 tons of cooling) air-cooled chiller plant, consisting of twelve 210-kW MagLev Chiller modules on the roof of Embassy. Multistack, LLC of Sparta, Wisconsin, U.S. manufactures the MagLev Chiller, and said it is so confident in the technology that it warranted replacement of the MagLev units with new, conventional chillers in the event OBO is dissatisfied with them.

OBO Senior Mechanical Engineer Antonio Rivera, project manager for the Energy Technology Demonstration Project, said the project will cost about U.S. \$2.8 million, but the premium paid for the new technology will be recovered in less than 10 years. "The MagLev Chiller's 'greening of the Embassy' will dramatically reduce Embassy electrical consumption and demand charges," Rivera said. "It also eliminates the Embassy's largest source of water and sewer costs. The air-cooled MagLev chiller eliminates disposal of biocide and corrosion control chemical waste and waste water from cooling towers."



U.S. Embassy Tokyo, Japan

Elisabeth Gill Lai ©

While the promise of virtually frictionless, oil-free, active magnetic bearings (e.g., a maglev compressor) has been around since the 1940's, reliable electronic control for maintaining a motor shaft within required microscopic tolerances was not available until recently. Today's nanosecond-fast semiconductor devices have overcome the maglev shaft-centering challenge.

PRESS COVERAGE

Energy performance results will be monitored by Multistack for 1 year and will be available on the Multistack Web site at: www.multistack.com/maglev and the Embassy Web site at <http://tokyo.usembassy.gov>.

ASHRAE, "Risk Management Guideline," March 20, 2007

CHICAGO – Guidance for the practical evaluation, design and implementation of measures to reduce multiple risks in buildings will be provided through a proposed guideline from ASHRAE.

"We want to provide practitioners with a voluntary process by which they can perform vulnerability assessments," stated George Glavis, chair of the committee writing the guideline. "Based on the results of these assessments, practitioners can implement the guideline's recommended protective measures that would benefit occupants during normal operations as well as during emergencies."

Input into ASHRAE's proposed Guideline 29P, Guideline for Risk Management of Public Health and Safety in Buildings, will be sought at a forum at the Society's 2006 Winter Meeting, Jan. 21-25, Chicago.

What Guidance Should ASHRAE Provide for Reducing Multi-Hazard Vulnerability will be held from 9-9:50 a.m. Sunday, Jan. 22. Expedited development of the guideline is being funded in part through a grant from the Alfred P. Sloan Foundation.

It will build on an earlier report from ASHRAE that addresses health, safety and environmental security under extraordinary incidents, according to Glavis, lead mechanical engineer for the State Department Overseas Building Operations.

The proposed guideline will contain recommendations for management of the risk of extraordinary incidents in buildings, including fire, seismic events, chemical and

biological releases, blast and other extraordinary hazards. It will address aspects of building performance that affect occupant health and safety, including egress, chemical, biological and radiological protection, fire protection, smoke removal, filtration, air quality, and building envelope.

Homeland security also will be discussed in a forum that questions how hybrid 100 percent outside air systems improve homeland security and sustainability. The need to develop effective HVAC&R strategies to protect building occupants against the threat of chemical-biological warfare (CBW) is often seen as having a priority over making those same buildings energy efficient. The forum examines whether hybrid 100 percent outside air systems can reduce the threat of CBW without paying an energy penalty to do so. It takes place at 9 a.m. Wednesday, Jan. 25.

A seminar examines analysis, design and operation of HVAC&R and supporting systems as a way to protect from natural or intentional events. It is held from 10:15 a.m.-12:15 p.m. Wednesday, Jan. 25.

For more information on ASHRAE's work in homeland security, visit <http://www.ashrae.org/homelandsecurity>.

Held with the ASHRAE Winter Meeting is the ASHRAE co-sponsored International Air-Conditioning, Heating, Refrigerating Exposition, Jan. 23-25, at McCormick Place. For more information, contact International Exposition Company at 203-221-9232, info@ahrexpo.com, www.ahrexpo.com.

Registration for the 2006 ASHRAE Winter Meeting is \$635 (\$375, ASHRAE member) prior to Dec. 2. After Dec. 2, the registration fee will be \$750 (\$490, ASHRAE member). For more information or to register, visit www.ashrae.org/chicago. Johnson Controls is a platinum sponsor of the meeting. ASHRAE Contact: Jodi Dunlop

PRESS COVERAGE

Washington Technology, "Doing Business with the Bureau of Overseas Buildings Operations," March 20, 2007

By GUY TIMBLERLAKE, AMERICAN SMALL BUSINESS COALLITION

In August 1998, terrorist attacks on the embassies in Kenya and Tanzania killed 224 people including 43 State Department employees. The deaths sparked a renewed commitment to creating safe and secure facilities across the globe for State Department employees and overseas-based employees of other agencies. This meant a significant change in embassy site selection and facility security considerations.

Retired Army Maj. Gen. Charles E. Williams was appointed in 2001 as the first director and chief operating officer of the Bureau of Overseas Building Operations. His challenge was to transform the way embassies, consulates and diplomatic missions were built and maintained.

"Since this initiative began, we have completed 42 complexes and moved more than 15,000 of our people to safer and more secure facilities,"

"Since this initiative began, we have completed 42 complexes and moved more than 15,000 of our people to safer and more secure facilities," Williams said. "Although it has not been a cakewalk, we understand that the diplomatic platforms we construct play a critical role in Secretary Rice's focus on transformational diplomacy."

Bureau Mission: The Bureau of Overseas Buildings Operations directs the worldwide overseas buildings program for the State Department and other government agencies working abroad. In concert with other State Department bureaus, foreign affairs agencies, and Congress, the bureau sets priorities for the design, construction, acquisition, maintenance, use and sale of real properties and the use of sales proceeds.

Williams' Bio: Hometown: Sawyerville, Ala. Alma Mater:

Tuskegee Institute Career: 28 years in the Army Corps of Engineers, retired in 1989. He became president and CEO of the New York City School Construction Authority and COO of the Toll Road Investors Partnership II. On the job since: March 2001 (appointed by Colin Powell) Director's mission: Responsible for managing the day-to-day activities of construction management, real estate, operations and maintenance, design and engineering, planning and programming, and budget management of more than 17,000 facilities around the world.

Organizational Challenges:

- Build a new culture for the OBO workforce.
- Decrease the time needed to construct embassy compounds while increasing safety and functionality.
- Streamline and simplify requirements-based documentation and process.
- Leverage public-private partnerships to increase access to industry knowledge.

"Without good in industry partnership, it would be substantially more difficult for OBO to achieve its mission," Williams said.

Accomplishments to date: Led efforts that include the introduction of a business case requirement as part of the decision-making process. OBO also created an industry advisory panel, published the first Long-Range Overseas Buildings Plan and put in place "lean management" processes throughout the organization.

Author's impressions: During the time I spent with General Williams and members of his staff, I had the opportunity to see and discuss the commitment they have to providing safer, more secure and functional facilities. As a former military leader, Williams speaks of and has implemented practices of accountability which includes the industry advisory panel and extensive industry outreach activities.

Typical drivers in his organization are based on reducing costs and increasing productivity. These factors also

PRESS COVERAGE

apply to supporting the diplomatic mission of the agency. The 1998 embassy bombings and resultant deaths are constant reminders of the importance of their mission and have created a personal motivation for Williams and his staff.

Points of discussion between the bureau and the industry advisory panel include building information modeling, improving the procurement process and crafting design and construction best practices.

In addition to quarterly meetings of the industry advisory panel, bureau officials and staff will participate in discussion panels and one-on-one meetings with industry at multiple events this year. These activities will help with the exchange of information between industry and the agency.

“We want to leverage the brainpower of industry for the benefit of all stakeholders of OBO’s programs,” added Williams.

2007 Initiatives

- 1) Management integrated system (BMIS) implementation
- 2) Full implementation of “lean” management
- 3) O&M Repositioning to a signature program
- 4) Federal real property initiative (PMA)
- 5) New construction commissioning process
- 6) New construction accreditation process
- 7) Vacancy management
- 8) Continuous industry outreach
- 9) Baghdad and Beijing projects
- 10) Human resources management improvement and center of excellence goal
- 11) Project start-up procedures
- 12) Lessons learned innovation task force
- 13) Bringing all buildings into compliance with the Americans with Disabilities Act.

Budget for embassy security, construction and maintenance: FY 2007 \$1.5 billion FY 2006 \$1.49 billion (actual) FY 2005 \$2.1 billion (actual)

Small Business point of contact: Louis Pruitt, Overseas Building Operations representative (703) 875-6822 (<http://www.state.gov/m/a/sdbu/>)

2006 Small Business Contracting goals

Small business goals: Hit 44.3 percent or \$154.8 million.

Goal was 40 percent.

Small, disadvantaged business goals: Hit 4.4 per cent or \$50.3 million. Goal was 14 percent.

8(a) goals: Hit 11.8 percent or \$41.3 million. Goal was 7 percent.

Woman-owned goals: Hit 9.6 percent or \$33.4 million. Goal was 5 percent.

HUBZone goals: Hit 7.4 percent or \$25.7 million.

Goal was 3 percent.

Service-disabled, veteran-owned goals: Hit 13 percent of \$45.4 million. Goal was 3 percent.

Website: <http://www.state.gov/obo/>

Most Used NAICS Code (FY 2006): 236220 — Commercial and Institutional Building Construction 561612 — Security Guards and Patrol Services 541614 — Process, Physical Distribution, and Logistics Consulting Services 541330 — Engineering Services 541310 — Architectural Services 541519 — Other Computer Related Services 561210 — Facilities Support Services 561990 — All Other Support Services 722310 — Food Service Contractors 334290 — Other Communications Equipment Manufacturing 721110 — Hotels (Except Casino Hotels) and Motels 928120 — International Affairs 561110 — Office Administrative Services 238190 — Other Foundation, Structure, and Building Exterior Contractors 423430 — Computer and Computer Peripheral Equipment and Software Merchant Wholesalers 337214 — Office Furniture (Except Wood) Manufacturing 441110 — New Car Dealers 541512 — Computer Systems Design Services 423810 — Construction and Mining (Except Oil Well) Machinery And Equipment Merchant Wholesalers 524114 — Direct Health and Medical Insurance Carriers 541930 — Translation and Interpretation Services 443120 — Computer and Software Stores 561621 — Security Systems Services (Except Locksmiths) 332994 — Small Arms Manufacturing 561720 — Janitorial Services

About Guy Timberlake: Guy Timberlake is CEO and chief visionary officer of the American Small Business Coalition, a membership organization committed to providing technical and advisory support and high quality business networking opportunities to companies doing business with federal agencies and federal prime contractors.

© 1996-2007 1105 Media, Inc. All Rights Reserved.



2007 BIG INITIATIVES IN OBO

- 1) *Building Management Integrated System (BMIS) implementation*
- 2) *O&M Repositioning to a signature program*
- 3) *Full implementation of “Lean” Management*
- 4) *Federal Real Property Initiative (PMA) (sustainment)*
- 5) *New Construction Commissioning Process (improving the flow)*
- 6) *New Construction Accreditation process (improving the flow)*
- 7) *Vacancy Management (look hard at skill sets)*
- 8) *Continuous Industry Outreach (a spirit of partnership)*
- 9) *Baghdad & Beijing Projects (schedules are critical)*
- 10) *Improving HR Management and move toward a center of excellence*
- 11) *Project start-up procedures (improving the flow)*
- 12) *Lessons Learned Innovation Task force (institutionalizing what works)*
- 13) *Bringing all buildings to ADA-Compliant Status*

2007 INNOVATIONS TASK FORCE

Lessons Learned / Innovations Task Force

Team Members

Bob Castro • Will Colston • Nancy Wilkie • Keith Hanigan • John Smithson • Jason Dallara • Rich Choate • Song Keller • Gina Pinzino • Alex Kurien • Jonathan Blyth • Tom Gray

Mission Statement

- 1) Develop a process to gather inputs from within OBO and among customers, and put new ideas into effect.
- 2) Evaluate ideas, identify the best, and drive positive changes.
- 3) Think about what a High-Performing Organization should measure as a true gauge of productivity/ output.
- 4) Recommend and secure Director approval to implement management strategies for:
Core values and practices • Competitive/Comparative Advantages in Production • Leadership tools and strategic direction • Sustaining high performance levels
- 5) Institutionalizing new best practices into OBO's fabric.

Innovations

The Task Force has communicated to all OBO staff a process for collecting and evaluating inputs that promote positive changes to standing procedures, or take good lessons and best practices worthy of migrating throughout the organization. These ideas are prioritized based on return on investment and probability of success. During the first six months of Task Force activities, innovations have been put in place and key themes have emerged. More positive ideas in various areas are currently under consideration or development.

Themes

Better Communication Internally & Externally

- 1) Institutionalize a "Preamble", a signature document describing the mission for all OBO activities. (Completed)
- 2) Revise the OBO "Playbook" for NECs (as published in the 2004 ALDAC [State #180808/9]) into an updated handbook for posts, agencies, and all DOS Bureaus/Offices involved in NEC planning, development, and execution processes, with focus on milestones and intersect points for customer input, activities, and deliverables. (In Progress)
- 3) Collecting a "clip file" of Lessons-Learned success stories and best practices to be published in The Bugle, along with Task Force updates. (In Progress)
- 4) Provide Director-led coaching sessions for staff regarding "lean" management philosophy (Underway)

Migrating "Lean Management," Savings Initiatives, and Implementing Good Lessons

- 1) Conduct site visits for NEC projects earlier to aid in developing Request for Proposal (Completed/Ongoing)
- 2) Develop and provide a global, interconnected, web-based inventory system (In Progress)
- 3) Revise handover requirements (e.g. fuel tank filling, spare parts) to decrease Contractor overhead and align operations costs with appropriate account (In Progress)
- 4) Update NEC power distribution & generation system in keeping with latest real-world conditions (In Progress)
- 5) Streamline travel authorization and voucher processes to maximize value and reduce waste (In progress)
- 6) Analyze major project touch-points and hand-offs, assuring visibility on milestones and deliverables in the value stream, including the Planning Manager, Project Director, Facility Manager, and steps in between (In Progress)

Please advance your actionable recommendations to OBO-TaskForce@state.gov by completing the Lesson Learned/Innovative Idea Submittal Template, available at H:_OBO Shared\INNOVATIONTASKFORCE.



EMPLOYEES CORNER

RECOGNITION

2007 Award Ceremony Recipients

Adelet Kegley • Al Vaxmonsky • Alain C. DeVergie • Alejandro Oporto • Alex J. Willman • Alison J. Seas • Amanda Brooks • Andrea Specht Walk
Andrew G. Hernandez • Andy C. Remson • Angela Arroliga-Stone • Anna Dickens • Anthony Belliotti • Anthony Pinnix • Anthony Syrett • Arlette E. Nowakowski
Attilio Goriup • Ayanna Lucas • Aziz Younes • Barbara H. Richter • Belinda Aust • Bernard C. Lucas • Bradley Saperstein • Brenda Morris • Brian F. Mulcahy
Brian Kelsey • Brian W. Conley • Brock Griffin • Bruce Simcox • Byron Armstrong • C. Jason Bruner • Carmen E. Dubuque • Carole Blake • Carolyn Barrett
Charles H. DeGazon • Charles Little • Chris Hullinger • Christian Pierson • Christopher Dudding • Christopher Gilley • Constance Dierman • Dale Downer
Daniel O'Donoghue • Daniel P. MenMuir • Daniel Spohn • Darcy Ostrander-Damon • Darlene Martin • Darrell Danzler • Darryl Jones • DaShaunda Sanders
David A. Sincox • David B. Terrar • David Barr • David C. Hunt • David L. Riddell • David M. Hakanson • David W. Vivian • Deborah Lucey
Dena A. Richardson • Denise Williams • Dennis P. Franco • Derrill Ballenger • Dominic A. Gagliardi • Dominique Cooper • Don Hooper • Donald E. Kleinhample
Donna J. Phillips • Donna M. McIntire • Donna Phillips • Donnie Seale • Doug Ebert • Douglas A. Byron • Douglas Ebert • Dreama Griffith • Dwight W. Sisson
Earline Wallace • Edward A. O'Malley • Edward J. Babczack • Edward L. Roy • Effie Baldwin • Eileen D. Verity • Elise K. Scholar • Elizabeth Ford
Elizabeth Lauster • Elizabeth M. Ford • Ellen Hays • Emil J. Kish • Emilie Arlette Nowakowski • Eric A. Winther • Eric E. Hamilton • Eric Nickens
Erich Chan • Erik Winther • Felecia Y. Scott • Fiona E. Muelken • Florencio G. Coquia • Francesca Firek • Francis Kuhney • Frank Liebner • Frederick Miller
Frederick Thompson • Gail Jackson-Johnson • Gary A. Arndt • Gary B. Seibert • Genevieve Humphreys-Ubel • George Yi • Gina Pinzino • Gregory E. Jones
Gregory T. Mitchell • Harry C. Kappler • Howard Shaw • Imitiaz Hafiz • Ingegard Parker • Ivan Rockwell • Jaime Mobley • Jaime Salcedo James A. Christian
James Anderson • James D. Fries • James G. Thomas • James Golden • James Tansey • James Witt • Jason Dallara • Jean Silverwood • Jeff Reba • Jeffrey Harps
Jerry J. Wessel • Jerry Withers • Joann Searly • Joanne E. Oakes-Brennan • John Barge • John Byler • John F. McGrath • John Grimsley • John Keys
John M. Langer • John P. Hughes • John R. Glister • John Smoot • John Wallace • Jose R. Bumbray • Joseph E. Harchar • Joseph Engel • Joseph Kouba
Joseph Mickler • Joyce Blair • Judith A. Senykoff • Judy Silvia • Julie Grandel • Justin Hampton • Kate Denlinger • Kathleen Bradford • Kathleen M. Shipp
Kathryn L. Lewman • Katrina Fotovat • Keith Thrasher • Kelley Tynan • Kelly B. Denton • Kelly Keef • Kelly R. Ozolek • Kevin Bothwell • Kevin Penick
Kevin T. McGhee • Khanh Q. Nguyen • Krishna Johnson • LaKeisha Henderson • Larry Lamar • Laura Ngo • Laurence Doggett • Lew J. Bremenstul
Linda Castle • Lois Marantz • Lori G. Knee • Louis Pruitt • M. Rebecca Clark • Maisie Meade • Margaret Soo Hoo • Mark S. Jablonski • Marna Miller
Martha Jane Persinger • Mary Brown • Mary Joe Bush • Mary Lou Sincox • Matthew Jones • Maureen B. Murphy • May Kanti • Melanie Berkemeyer
Merton W. Bunker • Michael A. Stephens • Michael Bryce • Michael Christensen • Michael Chu • Michael Deutsch • Michael F. Lears • Michael Lash
Michael Lorei • Michael Minton • Michael Paul Chu • Michael Sprague • Michael W. Christensen • Miguel G. Lopez • Mona Boatwright • Monica Ceasar
Myrna L. Mills • Myron Adinig • Nancy Cady • Nelson Allen • Olga y. Cooks • O'Neill Geoffrey • Paige Schindler • Patricia A. Lehmann • Patricia DeLaughter
Patrick Foster • Patrick McNamara • Paul Bayer • Paul C. Ko • Paul Michael Matchey • Paul Roddick • Paul Wagner • Peter A. Marshall • Peter Gregson
Peter Zabriske • Philip Walgreen • Phyllis Kata • Pierre Welch Rachel Bibee • Ralf Barden • Ramon Best • Ray Rines • Raymond W. Bouford • Razvan Paunescu
Regina Smith • Reginald A. Berry • Richard Colquhoun • Richard Fulcher • Richard Sullivan • Richard Sypher • Rick A. Gregory • Ricky Cooksey
Robert C. Bell • Robert Clair Wilson • Robert K. Cole • Robert Powell • Robert S. Leonard • Robert Smith • Robert Urdinola • Rodica Benya • Roger Dierman
Roman E. Tellez • Ronald C. Catchings • Ronald J. Tomasso • Rosa Farrar • Rosa Farrar • Russell Norris • Ruth Ahrens • Ryan Lee Guyer • Sally E. Lovett
Samuel Bleicher • Sandra Eleanor Stepney • Scott Tryon • Selene Ko • Seung Dmoon • Sharon Green • Sharon Kroszkewicz • Sharon Porter • Sheelena Nti
Shen-Yi H. Hu • Sherrill Abramson • Shiv K. Jindal • Sidney Lanier • Sidney Lee Lanier • Sonny Caputo • Sonya C. Fields • Stacy Johnson • Stephanie Robinson
Stephen Bradshaw • Stephen F. Field • Stephen Jacobs • Steven Graves • Steven P. Gigliotti • Susan M. Via Aaron • Susan Via Aaron • Suzanne Rathlev
Syed Nazeer Ahmed • Sylvester Hardin • Takiyah McNair • Taron Tatem • Teresa Lloyd • Thedoshia Lewis • Theodore Janssen • Thomas Malone
Thomasine McBride • Tom Fitzpatrick • Tom Grubb • Tommy Vu • Vassilios Magginas • Vicki Hartung • Vicki Hutchinson • Vincent J. Abramo
Virginia Howery-Ford • Virginia Shore • Walter Cate • Wanda Shelton • William H. Brown • William Hyde • William L. Burnside • Willie E. Drummond
Willie Johnson • Willie L. Taylor • Willie M. Rhodes • Yaseen Karaman • Zaldy N. Sabino • Zerrin Langer

OBO Exceeds Previous Combined Federal Campaign Goals by 25%

Thanks to OBO's CFC Bureau Coordinators, keyworkers, and contributors, OBO received a record amount of contributions for this year's Combined Federal Campaign (CFC). OBO exceeded its goals for 2004 and 2005 by 25%, and satisfied 98% of this year's goal. Overall, during this year's campaign, OBO raised almost \$58 thousand toward the Department's goal of \$2 million.

OBO Value Engineering Manager Elected as SAVE Executive Vice President

Kathy Bethany, OBO's Value Engineering Manager, has been elected as the Executive Vice President for SAVE International. The term of this position is four years, two as executive vice president, followed by two as president. It is an unpaid, "volunteer," position. The society is non-profit and does not compensate elected officers. Therefore, employers of board members, including this position, are expected to "sponsor" the candidate.

OBO is proud to sponsor and share Ms. Bethany with this professional society devoted to the advancement and promotion of the value methodology. In this position, Ms. Bethany will represent both the Society and OBO in promotion and education of the Value Methodology that has saved over \$500 million in taxpayer funds at the Department of State in the last six years



Melvin Arakaki
Mount Kazbegi, 2005
Watercolor

EMPLOYEE FEATURE CORNER

Project Executive Donates Art to Embassy Tbilisi



Ambassador John F. Tefft, Melvin Arakaki, and General Willimas in front of Melvin's watercolor

Melvin Arakaki, a Senior Project Executive in the Construction and Commissioning Division and talented artist writes of his experiences in Tbilisi:

"Before I departed for Tbilisi, I was a member of the Art League and had exhibited/sold at the Art League gallery in the Torpedo Factory. In 2003 I was posted in Tbilisi as the Project Director. My Construction Manager, Larry Ostrowski, stayed in Washington to spearhead the final design and then he and his family joined me in Georgia a few months later. During most of the first phase of the project we were a small office working long hours and most of the week waiting for the rest of the team to arrive. The contractor, J.A. Jones, was on an ambitious schedule to finish the project early. There were many issues aside from construction that required Post and Host Nation assistance and many meetings liaising with both. My first trip out of the city of Tbilisi was a year into the project. The project was all consuming and the trip to Mt. Kazbegi was what I needed to recharge — the drive and landscape were beautiful. I sketched the landscape in pencil in my sketchbook. I didn't do much art after that trip. During the "Asian Pacific Islander month" Ambassador and Mrs. Miles hosted a dinner to reach out to the local Georgian community. It included a number of activities, I demon-

strated oriental brush painting. During the last year I was in Tbilisi, I started to paint again when I couldn't sleep, thinking about the work that lay ahead of us. Painting was a calming force during my last months in Tbilisi. I painted in the oriental brush painting style because it was meditative.

A few months before the NEC project was substantially complete, we had a new Ambassador and DCM. I had promised many people that I would show them paintings that I had done so before I departed the country I rented gallery space in the city center and hosted a reception for the embassy, diplomatic community and MFA et.al., which was later opened to the public. There were two paintings that the Americans and Georgians liked the most — one was the landscape of Mt. Kazbegi done in ink/watercolor in an oriental brush painting style and a painting (acrylic and pencil) of a Georgian dance. Mt. Kazbegi is very recognizable once you've travel and seen it. It's on the way to the border crossing with Russia. The Georgians revere the landscape and have the utmost respect for the church on the hilltop near the mountain. The mountainous roads and



U.S. Embassy Tbilisi, Georgia

snow make the trip impassable during some of the winter months. It is near the border crossing that reporters used to get to Beslan to cover the school massacre in that Russian province. That border was closed. I could not sell any of the works — it was just an exhibition and so it was there at the gallery reception that the idea of donating one of the paintings to the embassy was conceived. Ambassador and Mrs. Tefft seemed delighted at the idea and that is how it ended up hanging in the new embassy building."

EMPLOYEE HAIL & FAIRWELL CORNER

New Hires

Name	Office	EOD	Name	Office	EOD
Joseph McLaurin	(OBO/RE/AQD)	11/26/06	Ninoss Gewargis	(OBO/PE/CC)	02/18/07
Kathleen Matthews	(OBO/PD/SPD)	11/26/06	Chuch Hosn	(OBO/PE/DE/MEB)	02/18/07
Gregg Justice III	(OBO/IROR)	12/10/06	Amie Luseni	(OBO/PD/SPCD)	02/18/07
Lottie Kelojou	(OBO/PD/PDD)	12/10/06	Robert Sarofeen	(OBO/OM/AM)	02/18/07
Alexandra Kosmides	(OBO/RE/AQD)	12/10/06	Connie Griffin	(OBO/PE/IF/PM)	03/18/07
Febbie Proctor	(OBO/RM/FM/FO)	12/10/06	Sonia Parker	(OBO/HR)	03/18/07
Rudy L. West	(OBO/PE/SM)	12/10/06	Anne Reese	(OBO/PE/CC)	03/18/07
Peggy Babiarz	(OBO/HR/RB)	01/07/07	David Riddell	(OBO/PD/SPD)	03/18/07
Selecia L. Banner	(OBO/PE/DE/EEB)	01/07/07	William "Ken" Ruffin	(OBO/RE)	03/18/07
Melanie L. Berkemeyer	(OBO/PE/DE/ADB)	01/07/07	Wugram "Timothy" Shishak	(OBO/RM/P)	03/18/07
Erin Crudden	(OBO/PD/PEA)	01/07/07	John L. Whitney	(OBO/PE/CC)	03/18/07
Margaret D'Elia	(OBO/RM/P)	01/07/07	Robert Woods	(OBO/RE/EV)	03/18/07
Aaron Jones	(OBO/PE/CC)	01/07/07			
Michael Lears	(OBO/PD/PEA)	01/07/07			
John Lydic	(OBO/PD/PEA)	01/07/07			
Angellea Lyons	(OBO/MSD)	01/07/07			
Yvonne Mandeville	(OBO/PE/DE/SEB)	01/07/07			
William S. Ellis, III	(OBO/PE/SPCD)	01/21/07			
Ninoss Gewargis	(OBO/PE/CC)	01/07/07			
George Hlosek	(OBO/OM/FAC Overseas)	01/07/07			
Aaron L. Kirtley	(OBO/PE/DE)	01/07/07			
Manmohan S. Kohli	(OBO/PE/CC)	01/07/07			
Myron Mageto	(OBO/HR)	01/07/07			
Megan A. Plant	(OBO/PE/CC)	01/07/07			
Joanne Qualey	(OBO/PD/PDD)	01/07/07			
Gerald Schwerdt	(OBO/OM/FAC)	01/07/07			
Beakal Tekola	(OBO/OM/FAC/MS)	01/07/07			
Michael Ciarlariello	(OBO/PE/CC Overseas)	02/04/07			
William E. Cormack	(OBO/PE/CC)	02/04/07			
Peter G. Doe	(OBO/PE/CC Overseas)	02/04/07			
William F. Faudree	(OBO/PE/DE/ADB)	02/04/07			
Krishna R. Kumar	(OBO/PE/CC Overseas)	02/04/07			
Aung Kyaw-Nyein	(OBO/PE/CC)	02/04/07			
Sholeh M. Lee	(OBO/PE/CC Overseas)	02/04/07			
Snezhina Sandlin	(OBO/OM/AM)	02/04/07			
Philip Shar	(OBO/RM/P)	02/04/07			
Min W. Yoon	(OBO/PE/DE)	02/04/07			
Cathleen Brady	(OBO/PD/PDD)	02/18/07			
William B. Faudree	(OBO/PE/DE/ADB)	02/18/07			

Departures

Name	Office	Date
Christopher Gresco	(OBO/MSD)	01/06/07
Vicente A. Aseneta	(OBO/OM/FAC)(Retirement)	01/03/07
Leslie H. Holland	(OBO/OM/SHEM)	01/19/07
Steven C. Cowles	(OBO/PE/SPCD)	03/02/07
Jennifer S. Webster	(OBO/PE/SM)	03/09/07
Christine Hoskins	(OBO/HR)	03/16/07
Deirdre Davis	(OBO/HR)	03/28/07
Gina Pinzino	(OBO/EA)	04/13/07



EMPLOYEES CORNER

HAIL & FAIRWELL

OBO's John Dudley Retires

On February 26, Director Williams presented an OBO Coin to John Dudley to mark his retirement and thank



Director Williams presents John Dudley with an OBO Coin

him for over eighteen years of service to OBO. John hails from all over (USA, Germany, Spain and Turkey) as the son of a U.S. Naval Officer. After attending college for two years in Germany he returned to graduate from

the University of Connecticut. Following graduation, in 1964, he accepted a commission in the U.S. Marine Corps and, as a 2nd Lt., was ordered to Iwakuni, Japan to assist the 1st Marine Air Wing in deploying to Vietnam. After 13 months in Japan, he joined the Air Wing in Chu Lai, Vietnam where he served throughout 1966-67. John went on to serve another three overseas tours in the Far East and retired from the Marines in 1988. His occupational specialty was as a logistics officer. He served in infantry and artillery units and also had a four-year tour (1976-80) in the Pentagon on the staff of the Secretary of Defense (OSD).

Immediately following retirement from the Marines, John joined OBO (A/FBO) as one of four employees in RM/P. He enjoyed the work and people to such a degree that he never left the RM/P team. Over the past eighteen and half years he has worked on a variety of projects, but probably is best known for the Bureau Performance Plan and his work with RM/SPP on the Department's Strategic and performance planning system and with OMB on the Capital Security Construction Program PART reviews.

Upon this latest retirement, John and his wife plan to enjoy the grandchildren and their recently constructed

home overlooking the Currituck Sound on North Carolina's outer banks.

A/LM's Walter Cate Retires

Walter Cate writes of his experiences working with OBO:

"I value my long association with OBO and its predecessor, FBO, especially over the last few years as I've worked more closely with the staff involved with overseas construction, renovation, safety and maintenance projects. There are some very talented people in OBO and its mission is central to the success of our diplomatic efforts overseas. I have been fortunate enough to live and work in OBO-managed offices and housing overseas and so have a personal appreciation for the how important your work is to employees posted in other countries.

OBO's projects have certainly given our office some unique business and contract management problems to resolve. In some cases these issues initially appear to be insolvable, but it's always rewarding to finally resolve them in concert with our OBO colleagues.

I've enjoyed working with all of you in the OBO family and hope I've managed to make some friends along the way. Best wishes to all of you in your future endeavors."



Director Williams recognizes Walter Cate at the staff meeting in March 2007



U.S. Department of State
Bureau of Overseas Buildings Operations
Washington, DC 20520

Official Business
Penalty for Private Use